

**Regional Blood Center**  
A 120,000 S.F. Prototypical Blood Center  
"Blood Center of the Future"  
West Henrietta, New York



## **The Project**

A 120,000 square foot “super regional hub” blood center, located on 10 acres in suburban Rochester, NY, containing administrative offices, manufacturing, reference laboratory, blood storage, warehousing, central records storage, a donor center and employee cafeteria.

- Class A Administrative and Executive Offices
- High Security Building utilizing CCTV, Proximity Readers and Biometrics
- Multi-Media Conference Rooms
- cGMP Manufacturing (400,000 unit thru-put capacity with 17 walk-in storage units)
- Central Temperature and Humidity Monitoring System
- Laboratory
- High Density Records Storage
- High Bay Temperature Regulated Warehouse
- Donor Center (Ambulatory Medical Space)
- Shipping and Distribution
- Medical Library
- Central Computer and Telecommunications Center
- Full Service Kitchen and Cafeteria, Patio and Outside Kitchen
- Facility Fully Supported on Emergency Power

The facility was a fast-tracked, design-build, project taking approximately 6 ½ months from ground breaking to substantial completion. The project was completed on-time and under budget.

## **Responsibility**

Jeffrey Frederic served as Project Executive, Owners Representative and Contracting Officer for the organization. His involvement started with feasibility analysis and progressed through site selection and obtaining the passing and issuance of a municipal bond, to partially fund the project, and substantially reduce interest expense to the owner.

Mr. Frederic coordinated the team that programmed and designed the facility, the first of it's kind in the nation, and then managed all aspects of the project from creation of RFP's, to drawing review, daily coordination of construction activities, purchasing of new furniture and equipment, selection of finishes and creation of a move plan.

Four hundred regional staff, in addition to office and laboratory equipment, were moved from four regional offices, over a three weekend period, under Mr. Frederic's direction. In addition, temperature regulated, “live product” valued at over \$3,000,000 was transferred to the new facility, with no product losses.