

Cross-Dock Biomedical Facility

Sale of 55,000 S.F. Building
Leaseback and Substantial T.I. of 25,000 S.F.
Syracuse, New York



The Project

After a regional reorganization, the existing Syracuse facility consisting of a deteriorating four story building connected by a two story atrium to an adjacent two story building, provided more space than the organization needed. Regulatory compliance (cGMP) was compromised due to physical deficiencies in the existing space. Alternative solutions were analyzed and the decision was made to sell the entire Syracuse campus, and to lease back and thoroughly renovate the two story building. Floor to deck renovation of the two story, 25,000 S.F. building created the following types of space and features:

- Open Office and Management Offices
- Conference and Training Rooms
- High Security Building utilizing CCTV and Proximity Readers
- cGMP Product Storage and Distribution Areas
- Central Temperature and Humidity Monitoring System
- Security Command Center
- IT and PBX Room
- Donor Center (Ambulatory Medical Space)
- Shipping and Receiving Docks
- Medical Waste Storage
- Critical Systems Supported on Emergency Power
- 7,000 S.F. of Sub-Tenant Offices

This design-build project was completed on-schedule and under budget.

Responsibility

Before the decision was made to proceed with the sale-leaseback, Jeffry Frederic and his team evaluated 18 buildings/sites in the Syracuse metropolitan area for possible relocation of the facility. Preliminary leases, programmatic floor plans and cost estimates were developed for three of the sites.

Mr. Frederic served as the Project Executive, Owners Representative and Contracting Officer for the Organization.

This project involved the challenge of renovating a 24/7 active facility, including cGMP space. Mr. Frederic and his team established a phased construction schedule, leased swing space, and temporarily relocated some functions during the construction process. Certificates of Occupancy were obtained throughout the process, allowing for occupancy of newly renovated areas.

Mr. Frederic also directed move management function and handled the disposal of all old equipment and office furnishings. He obtained a compatible tenant to fully sub-lease the remaining excess space, and built out the space to meet the tenant's requirements.