



Coriell Institute for Medical Research: Engineer of Record for LEED Silver Life Sciences Building to be Completed in 2025



SERVICES

MEP Engineering
Engineer of Record shell
and fit-out

PROJECT SNAPSHOT

The new 92,500 SF
4-story facility will include
biomedical laboratories
and vivariums

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CONCORD-
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PROJECT BACKGROUND

The Coriell Institute for Medical Research, located in Camden, NJ is a 70-year-old nonprofit dedicated to preventing and curing diseases. It manages the world's most diverse collection of cell lines, DNA, and other biomaterials for use in biomedical research. Coriell is expanding to launch a Cancer Research Center, necessitating a new state-of-the-art headquarters.

THE CHALLENGE

- Rigorous codes and regulations drive the MEP system designs for life science facilities, which requires an in-depth understanding and intricate implementation.
- Mission critical operations with 70 years of research that require a reliable electrical system with ample backup power.
- LEED Silver certification along with the governing guidelines from the National Institute of Health (NIH).

THE CONCORD DIFFERENCE

- ✓ **Skilled in LEED, PEER standards and energy incentives (grant/rebates) and certifications.**
- ✓ **Deep pedigree in implementation of rigorous life science facility design codes and regulations.**
- ✓ **Early-stage partner to assist in scenario analysis and planning and energy modeling.**

THE EXPECTED SOLUTION

- MEP systems include new chilled water and heating hot water plants, central air handling units, new central exhaust systems, and Direct Digital Control Controls (DDC) to maintain proper indoor air conditions, including temperature, humidity, and pressurization.
- Separate air systems for laboratory and non-laboratory spaces to meet the NIH requirements.
- Emergency/standby generator with dedicated life safety/standby infrastructures will ensure the reliability of freezers for biobanking samples.
- Plumbing infrastructure, including large bulk liquid nitrogen, will be installed throughout the facility.
- Trace 3D software will be used to model the facility and the various MEP systems to optimize the final system selections and design.
- BIM modeling (Revit) will be used to provide a collaborative environment between the A/E design team and the construction team.