

project type

New Research & Development Facility

project name

**Corporate Engineering
& Technologies Laboratory**

location

Cincinnati, Ohio



client



scope

PEDCO was selected by Procter & Gamble (P&G) to provide MEP programming, feasibility study, option analysis, design development, construction documents, construction administration, post start-up and commissioning services for a new Research and Development Facility in West Chester, Ohio. The 350,000 square foot building includes the following: 125,000 square foot office, 25,000 square foot conference area/cafeteria, 50,000 square foot high bay pilot research laboratory, 100,000 square foot high bay manufacturing prototype, 25,000 square foot low bay analytical laboratory and 25,000 square foot shop and storage. The goal of the project was to consolidate multiple business sectors under one roof.

Construction documents were issued nine months after the start of programming for Phase I and eleven months for Phase II. P&G began to occupy the building eleven months after contract documents were issued.

MEP Systems in the Project include:

- HVAC with 1200 tons of cooling
- General exhaust
- Manifolged laboratory exhaust
- Dust collection
- Process steam
- Process condenser water
- Sanitary waste
- Process waste
- Domestic hot and cold water
- Compressed air
- Manifolged gases
- Fire protection
- Lightning protection
- Electrical power and distribution
- Lighting
- Fire alarm
- Security
- Tel/Data distribution
- Standalone facility management system

services provided

Mechanical, Electrical