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Project of the Month: JM Coull completes design-build construction of Primetals Technologies' new manufacturing facility

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South Sutton, MA JM Coull (JMC) has completed the design-build construction of Primetals Technologies' new 183,000 s/f, \$30 million manufacturing and office facility.

The building is a modern and spacious facility that houses the company's manufacturing, engineering, and sales operations. A joint venture between Mistubishi Heavy Industries and partners, Primetals Technologies is a leader in metallurgical plant solutions.

JMC's design-build team included studio TROIKA as architect, Andrews Survey & Engineering as civil engineer, RRC Engineering as structural engineer, and design-build subcontractors Hampshire Fire Protection, Garabedian Plumbing & Heating, Tech Mechanical (HVAC), and Interstate Electrical Services.

The project was completed by JMC in just over one year from breaking ground, including pandemic-related disruptions near the end. Scannell Properties (Indianapolis, Indiana) developed the project on behalf of Primetals Technologies.

“Our StartSmart Preconstruction Program played a pivotal role in shaping the direction of this project,” said JMC president Andy Coull. “Originally envisioned as a renovation of Primetals Technologies’ existing Worcester facility, it was determined during the preconstruction process that the company would be better served from an efficiency and operating cost standpoint by relocating to a new facility.”

The building’s shell was constructed of insulated precast concrete panels. A 143,000 s/f high-bay open manufacturing factory comprises the majority of the new facility. The factory features 50-foot x 50-foot column spacing and an 8-inch-thick, double-reinforced concrete slab and was designed to provide Primetals Technologies with ample room for expanding its innovative technologies in cutting-edge, custom-tailored plant equipment and services for metal producers.

Additionally, the facility includes a 40,000 s/f, two-story office building. The space fosters close collaboration between engineering and manufacturing functions, which had previously been located in separate facilities in Worcester.

The project is located on a 16-acre site and required an extensive sitework package to create a

level, at-grade earthen foundation on which to build. Much of the existing soil was unsuitable for reuse. Items that had once been buried on site, including truck parts and telephone poles, were discovered during excavation and had to be disposed of before suitable fill could be brought on site. In total, 60,000 yards of new material was used to establish the site. A 22-foot-high engineered retaining wall was also constructed.

The project team included the following:

JM Coull - Design-Builder

Hampshire Fire Protection Co., LLC - Fire Protection

Garabedian Plumbing & Heating, Inc. - Plumbing & Heating

Tech Mechanical - HVAC

Interstate Electrical Services - Electrical

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