Services

JM Coull, Inc. is a construction management, design-build, and general contracting firm specializing in new construction and renovation projects for our clients throughout New England. We have been providing solutions to our customers' building needs since 1984, bringing a focus on quality, safety, and partnership to each project.

Focus Markets

- **Advanced Technology**
  - *Centers of Excellence*
  - *Technology Centers*
  - *Cleanrooms*
  - *Laboratories*
  - *R&D Facilities*
  - *Temperature, Humidity, Dust & Vibration Controls*
- Life Sciences
- Commercial
- Education
- Healthcare
- Institutional

StartSmart® Preconstruction Program

- Project programming
- Constructability consultation
- Site selection and evaluation assistance
- Building selection evaluation assistance
- Design and engineering assist
- Project budgeting and estimating
- Project scheduling
- Value-added engineering

Construction Phase

- Design-build
- Construction management
- General contracting

100% Closeout Program

- Commissioning
- Quality control
- As-built documentation, operations & maintenance manuals
- Owner training
- Project accounting
- Occupancy
- Warranty management and follow up

E Ink Corporation

Awards Received: ABC MA Chapter Eagle Award, Spirit Award, & Safety Award; ENR Regional Merit Award & Best Safety Award

New Innovation Center

JM Coull was awarded this contract by E Ink to renovate and consolidate two existing buildings into one 140,000 sf facility to house the company's new Innovation Center. The new two-story building serves as the US headquarters for this growing supplier of materials and technology for the electronic display industry.

Project Features:

* 70,000 sf research lab & pilot production space
* 70,000 sf administrative space
* Bench-top & walk-in organic chemistry fume hoods
* Multiple energy recovery units
* Explosion-proof interior chemical storage bunkers with containment
* ISO cleanroom & gowning areas
* Scanning electron microscope room
* Two new power services, new gas service, and backup power

Location: Billerica, MA
Value: $34 million
Size: 140,000 sf
Delivery Method: Construction Management
Architect: Industrial Facilities Design, Inc.

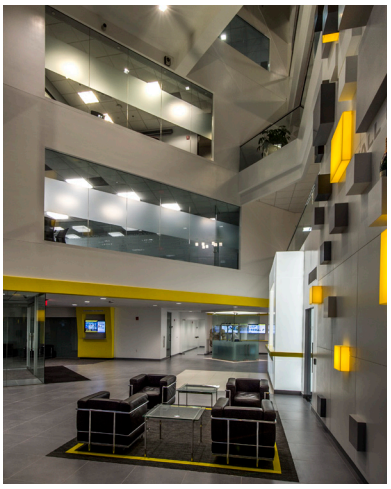
"As the construction of the E Ink Innovation Center project winds to a close, I want to thank you and your team for your unrelenting drive and commitment to make this project a success. I am confident that JM Coull's commitment to safety, expertise, attention to detail and ability to work as an integrated team were key factors in the success of this project. "
– J. Manning, Senior Project Engineer (former), E Ink Corporation

E Ink Corporation

Cognex Corporation

Lobby Renovations

JM Coull was selected by Cognex to perform complete renovation of the main lobby at the company's headquarters in Natick. Renovation to the elevator lobbies on the second, third, and fourth floors are also included.



Project Features:

* New finishes & furniture
* New lighting
* Glazing system with custom film
* Glass-enclosed conference rooms
* Glass railings
* Expansion of first-floor product display area, including robotics display
* Three-story, 3D illuminated pixel wall
* Musical stairway

Location: Natick, MA
Value: $2.0 million
Size: 10,000 sf
Delivery Method: Construction Management at Risk
Architect: Gorman Richardson Lewis Architects

GT Advanced Technologies

Executive Office Fit-Up

JMC performed this 13,000 sf executive office fit-up, incorporating many high-end and custom finishes, such as a back-lit, glass cube accent wall in the reception area.

Project Features:

* Board room with custom media wall
* Executive conference room
* Tel-video conference room
* Private offices
* Specialty LED lighting
* High-efficiency, ultra-quiet HVAC system
* Fireproofing
* Completed on compressed schedule

Location: Nashua, NH
Value: $2 million
Size: 13,000 sf
Delivery Method: Construction Management at Risk
Architect: ci design

GT Advanced Technologies

Merrimack Facility Expansion

JMC constructed a new addition to house GT Advanced Technologies' expanded production capacity at its world headquarters in Merrimack, NH. The scope involved extensive HVAC and process systems work.

Project Features:

* 37,500 sf total
* 9,500 sf addition
* Renovations to existing building
* 12 new furnaces
* Four 1-MW Caterpillar standby generators
* Two cooling towers
* Two rooftop units
* Installation of pumps, VAVs, and 12" PVC piping
* Accommodated second project added midway

Location: Merrimack, NH
Value: $6.75 million
Size: 37,500 sf
Delivery Method: Construction Management at Risk
Architect: ci Design, Inc.

Skyworks Solutions, Inc.

GaAs Pilot Fab Renovation & New Construction

JM Coull designed and constructed a 6" Galium Arsenide (GaAs) Pilot Fab and completed associated support projects.

Project Features:

* ISO 4, 5, & 7 cleanrooms
* New 1500-ton chilled water system
* High-capacity steam boiler heating system
* High-purity process systems
* New DI water building
* New site electrical substation
* New construction & relocation of several existing cleanroom production spaces
* Suspended catwalk system
* Structural mezzanine for mechanical & electrical systems
* Roof-mounted acid & general exhaust systems

Location: Woburn, MA
Size: 16,000 sf
Value: $8 million
Delivery method: Design-Build
Architect: Woodbrier Associates

"The experience we had with JM Coull on our projects has been one that has grown into an efficient and customer-satisfaction-focused relationship."
– Joe Torrice, Director of Facilities, Skyworks Solutions

"I enthusiastically recommend the JMC Site Specific Safety program and how it was dovetailed into our existing programs."
– John Farino, EH&S Coordinator, Skyworks Solutions

Skyworks Solutions, Inc.

Screeding the concrete pad to prepare for tank placement

pH Neutralization Project

JMC provided upgrades to accommodate Skyworks' increased flow of effluent waste from the firm's semiconductor manufacturing operations.

Project Features:

* 5,500 sf total
* Excavation of 500 cy material to accommodate new underground tanks
* Three, 2,500-gallon underground tanks dosed with caustic & sulfuric acid to neutralize waste for discharge into MA Water Resources Authority facility
* Poured concrete pad to support tanks
* Secondary containment system
* Custom controls & flow meter

Location: Woburn, MA
Value: $1 million
Size: 5,500 sf
Delivery Method: Design-Build
Engineer: Capaccio Environmental Engineering

Placing the underground tanks

New pump system for dosing tanks with caustic & sulfuric acid

Waters Corporation

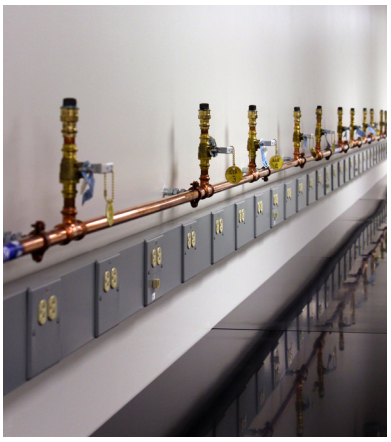
Low Volume Lab & Office Renovation

This project was a phased effort demolition and interior renovation. JMC coordinated shutdowns of the corridor with Waters to ensure continual building access throughout the project.

Project Features:

* Renovated labs with new process piping
* Multiple fumehoods
* Locker rooms & bathrooms
* Offices & administrative spaces
* New rooftop HVAC system
* Lobby renovations
* Front walkway upgrades

Location: Taunton, MA
Size: 6,500 sf
Delivery Method: Construction Management at Risk
Architect: Industrial Facilities Design (IFDI)
Engineer: IFDI & 2020



"All of us here at Waters Corporation want to extend our appreciation for the successful completion of the 18-week, phased renovation of our lab and office space in Taunton, Mass. The team from JM Coull communicated well from start to finish and the building remained open and accessible throughout the project. Thank you for a job well done!"
– Bruce Everett, Facilities Manager, Waters Corporation

Dow Chemical

Awards Received: ABC MA Chapter Excellence in Construction Award

Deep Ultraviolet Photolithography Semiconductor Fab

JM Coull completed the design and construction of the FAB 3-DUV, ISO 3 cleanroom for Shipley Company, a worldwide manufacturer of complex chemicals used in the manufacturing of microchips, later acquired by Dow Chemical.

Project Features:

* 12,000 sf total
* ISO 3 cleanroom
* Temperature 68° ± 1/2° F and humidity 45% ± 1% RH
* Strict limitations on vibration, molecular outgassing, sound levels, and room pressurization

Location: Marlborough, MA
Size: 12,000 sf
Value: $4 million
Delivery Method: Design-Build
Architect: Woodbrier Associates

"This was the most complex construction project ever completed at a Shipley facility. It requires a class 1 cleanroom with a half degree of tolerance in temperature, a one percent tolerance in relative humidity, ultra stable process table and the minimization of outgassing materials throughout the construction."
– Lou Leone, Director of Corporate Engineering, Dow Chemical

The Dow Chemical Company

193 Resist Auto Fill Line

JMC was called in by this longtime customer to demolish and build new Class I Division I and Class I Division II hazardous-use spaces within an existing building in Marlborough.

Project Features:

* ISO 4 cleanroom
* Mezzanine
* Trenching for new underground piping
* Phased project schedule

Location: Marlborough, MA
Size: 1,800 sf
Delivery Method: Construction Management at Risk
Architect: Hart Design Group

"There were many challenges through the course of this project, from engineering changes, Dow modifications and some difficult contractor coordination that demanded management skill and technical expertise to overcome on the part of your people. They did so with professionalism and a steadfast focus on Dow's goals."
– Frank Neijadlik, Dow Capitol Projects

Dow Chemical

Awards Received: Shipley (Dow) Construction Excellence Award

New Advanced Technology Center

JM Coull was selected by Dow to construct the company's new 64,000 sf three-story microelectronics R&D facility in Marlborough. The Advanced Technology Center provides space to conduct a variety of research, including work with anti-reflective coatings, lithography, and EUV and e-beam technologies.

Project Features:

* 64,000 sf total
* Eight scanning electron microscope rooms
* 5,000 sf ISO 4 "ballroom" cleanroom on waffle slab with mechanical equipment mezzanine above and process basement below
* Stringent noise, vibration, temperature, and humidity control requirements
* Modular cleanroom design for future expansion

Location: Marlborough, MA
Size: 64,000 sf
Delivery Method: Design-Build
Architect: Woodbrier Associates

"I have no doubt that were it not for the technical expertise, project management skill and construction professionalism of your team, this very sophisticated facility could not have met the metrics of success to which the project was held, and, have been completed on time and within our budget. I'm sure you are as proud of your efforts as we are with the results."
– Frank Niejadlik, Jr., Director, Physical Plant, Dow Chemical

Bose Corporation

New Automobile Lab Facility

JM Coull constructed this 12,000 sf facility to house Bose's new automobile audio lab in Stow. The space is used for product development and testing.

Project Features:

* 12,000 sf total
* Clear span design for auto access
* Specially sealed, sound-proofed testing rooms
* Pre-engineered building
* New offices

Location: Stow, MA
Size: 12,000 sf
Delivery Method: General Contracting
Architect: Symmes, Maini & McKee Associates

Bose Corporation

DAE Laboratory Installation

JM Coull constructed 30,000 sf of research and development laboratories for Bose's Framingham campus.

Project Features:

* Multiple sound isolation rooms
* RFI isolation testing labs
* Extensive rooftop equipment (placed using a helicopter)

Location: Framingham, MA
Size: 30,000 sf
Delivery Method: Design-Build
Architect: Cubellis Associates

Brooks Automation

Clean Manufacturing Facility

This design-build project involved renovations in an existing two-story building for a manufacturer of wafer robotic tools and flat panel display systems.

Project Features:

* 87,000 sf total
* 17,000 sf of cleanrooms
* ISO 7 manufacturing facility
* ISO 6 bays
* ISO 5 packaging space
* ISO 5 reliability lab
* Engineering and R&D labs
* New warehouse & distribution system
* Process gases, liquids, and electrical power

Location: Chelmsford, MA
Value: $3.5 million
Size: 87,000 sf
Delivery Method: Design-Build
Architect: Woodbrier Associates

"The entire facility has had outstanding reviews by our employees, customers, suppliers and investors, and has been universally regarded as a truly 'world class' corporate facility. The Class 6 cleanroom was so well designed that even our customers are using it as a benchmark for their expansion plans (truly a measure of success in itself)."
– Scott Gardner, Vice President, Operations, Brooks Automation

Brooks Automation

Center for Manufacturing Excellence

This design-build project involved renovation for a new 18,000 sf production cleanroom with ancillary spaces. Cleanroom equipment was integrated from the company's facilities in California. JM Coull completed this five-month, multi-phased project on time and under budget within an occupied building.

Project Features:

* ISO 7 production cleanroom
* ISO 6 & 5 high bay testing area
* Addition to house MEP and process systems
* New executive office space
* Software/product training spaces
* Cafeteria
* Storefront entrance

Location: Chelmsford, MA
Value: $3 million
Size: 55,000 sf
Delivery Method: Design-Build
Architect: Maugel Architects

"JM Coull has once again provided Brooks Automation with both design and construction expertise on another one of our complex renovation projects. Thank you again for your continued quality of service to Brooks Automation with the support of our campus goals and vision."
– Jeff Myrdek, CEM Director of Global Facilities, Brooks Automation

Kokusai Semiconductor

Clean Manufacturing Facility

JM Coull constructed this ISO-certified 30,000 clean manufacturing building for Kokusai Semiconductor in Billerica, MA.

Project Features:

* 30,000 sf total
* ISO 4, 5, and 7 clean space
* Complete envelope construction
* Clean construct protocol & trade coordination
* Noise, dust, and vibration control measures
* Performed in occupied, operational building
* Completed in phases

Location: Billerica, MA
Value: $2 million
Size: 30,000 sf
Delivery Method: Design-Build, Open Book with GMP
Architect: The Benham Group

"The task at hand was not an easy one in that it was important that our manufacturing operations not to be impacted while JMC was doing construction. This required close coordination and an open line of communication between JMC, the designer and the owner. This was achieved through the cooperated effort of JMC's entire company. All of the work performed was of excellent quality, and all milestones were met on time."
– Robert Smith, Director of Facilities, Kokusai Semiconductor