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**
- **Life Sciences**
  - Centers of Excellence
  - Cleanrooms
  - Laboratories (wet & dry)
  - High-Hazard Material Storage Facilities
  - Process-Intensive Projects
  - Temperature, Humidity, Dust & Vibration Controls
- Advanced Technology
- 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
Personalized Health Innovation Center of Excellence

JM Coull was selected by PerkinElmer to construct the company's new $14.9 million center of excellence in Hopkinton, where PerkinElmer's operations were consolidated from its California, Chicago, and Montreal locations. Nearly every square inch of the existing facility underwent renovations while a 40,000 sf addition was simultaneously constructed.

**Project Features:**

* 40,000 sf, two-story office addition – executive and corporate offices, conference and training rooms, fitness center with locker rooms, and cafeteria
* 15,000 sf warehouse addition & infill – automated racking system, new offices, and manufacturing space
* 16,000 sf lab & office renovations – three new labs, new offices, and new MEP and process systems
* 7,000 sf clean & non-clean production space – ISO 5 and 6 cleanrooms, upgraded electrical system, roof membrane replacement, and new power generator

**Location:** Hopkinton, MA  
**Value:** $14.9 million  
**Size:** 78,000 sf  
**Delivery Method:** Design-Build and Construction Management at Risk  
**Architect:** Gorman Richardson Lewis Architects
Corporate Headquarters & Manufacturing Facility

This project included construction of a three-story light manufacturing building and corporate headquarters for the development of mass spectrometers used in the life sciences industries.

**Project Features:**

- 92,000 sf total
- 1,500 sf ISO 8 production cleanroom
- 8,000 sf atrium & product demonstration area
- Laboratory support spaces
- Two-story parts delivery system
- Tiered conference & training center
- Computer training rooms
- Green roof with 3D company logo
- Tempered waterfall for year-round operations

**Location:** Billerica, MA  
**Value:** $13 million  
**Size:** 92,000 sf  
**Delivery Method:** Construction Management at Risk  
**Architect:** Woodbrier Architects

"On behalf of Bruker Daltonics, we would like to thank JM Coull, Inc. for the outstanding job on the 40 Manning Road worldwide headquarters building. Thanks to the design and construction management teams that proved to be key in the successful completion of this challenging fast-track project. It has been a pleasure to work with JMC from the project's inception to completion...thanks again for a job well done."

– Michael McGee, Facilities Manager & David Plunkett, VP of Finance, Bruker BioSpin Corporation
New England Center of Excellence

JM Coull was selected by Pall for 113,000 sf of renovations to its existing facility in Westborough. We enabled the company to maintain product development operations by expediting construction of one cleanroom, allowing Pall to install equipment that required time to set up and validate. Construction of the balance of the cleanrooms proceeded around the occupied, certified cleanroom.

**Project Features:**

* 113,000 sf total  
* 10 ISO 7 cleanrooms  
* 12 wet and dry labs  
* 2 cold rooms

**Location:** Westborough, MA  
**Size:** 113,000 sf  
**Delivery Method:** Construction Management at Risk  
**Architect:** Industrial Facilities Design, Inc.
New Biotechnology Lab & Corporate Headquarters

JMC provided design, construction, and commissioning of a new corporate headquarters and laboratory facility to support Applied Biosystems’ relocation to Bedford.

Project Features:

* cGMP cleanroom lab suite
* Molecular biology labs
* Wet chemistry labs
* Darkroom
* Quality control lab
* Explosion-proof hazardous waste storage
* Offices & administrative areas

Location: Bedford, MA
Size: 30,000 sf
Delivery Method: Design-Build; Open Book with GMP
Architect: Woodbrier Architects
Manufacturing Facility & Office Fit-Up

This complex, 80,000 sf renovation included a 30,000 sf, ISO 8 stent manufacturing cleanroom suite, as well as administrative spaces. The building use group for the existing facility was re-classified from class B to class B, S1, F-1, A-3 & H-2.

**Project Features:**

- 80,000 sf total
- 30,000 sf ISO 8 manufacturing cleanroom suite
- Chemical storage area
- Wet & dry labs for development of stent implements
- Multiple structural steel modifications
- Complete fire proofing systems and electrical and communications systems upgrades
- Additional administrative and ancillary areas

**Location:** Danvers, MA  
**Size:** 80,000 sf  
**Delivery Method:** Construction Management at Risk  
**Architect:** Wessling Architects

“Every aspect of this project went smoothly and on schedule. This was a very challenging project with many complex drivers – a project that could not have been completed without your team’s construction expertise.”

– James Hollis, Facilities Manager, Medtronic Vascular Division
Genomic Servicing Facility Renovation & Fit-Up

JM Coull performed a gut renovation and fit-up to provide a new home for Beckman Coulter’s expanded genomic servicing operations. We developed a layered work plan to accommodate a late request to remove 20 days from the original schedule, enabling Beckman Coulter to keep up with customer demand.

**Project Features:**

* Four BL2 labs with dedicated HVAC
* 10 specialty wet & dry labs
* 1,200 sf data server room with specialty HVAC & fire suppression systems
* 20,000 sf dedicated lab production space with standby generator and UPS back-up system
* Noise & vibration controls
* Dust & vapor mitigation measures
* Two tenants adjacent to space, requiring extensive coordination

**Location:** Danvers, MA  
**Size:** 55,000 sf  
**Delivery Method:** Design-Build  
**Architect:** Industrial Facilities Design, Inc.

“Many thanks to you and your firm for your fine work on our new facility in Danvers, Mass. I am especially appreciative of your ability to accommodate our late-stage request for an earlier completion date. As you know, the additional production capacity was very important to Beckman Coulter and our customers. I was impressed with your team’s ability to make the necessary adjustments to the construction schedule while maintaining a high level of quality and delivering a first-rate facility.”  
– Jay Sanphy, Director, Manufacturing Services, Beckman Coulter Genomics
Cell Biology Lab and Product Holding Facility

JM Coull renovated two existing areas located within Boston Scientific's world headquarters in Natick. The space enables the life sciences company to perform more efficient testing of cardiovascular stents.

**Project Features:**

- 5,000 sf total
- Specialty lab furniture & fixtures
- Inventory control areas
- Material lift & storage system
- Secure holding & distribution systems
- New HVAC, electrical, and process equipment
- Performed in fully occupied, operational facility

**Location:** Natick, MA  
**Size:** 5,000 sf  
**Delivery Method:** Construction Management at Risk  
**Engineer:** Vanderweil Engineers

“As owner of the space, I interacted with your onsite superintendent on a daily basis, and found him to be extremely detail oriented, proactive and desirous of getting the job done right. In my experience, this is a breath of fresh air! Thank you for making this construction experience exceed my expectations.”

– Dr. Joanna Reccia, Senior Manager, Analytical Testing, Boston Scientific
Technical Training Laboratory

JM Coull rehabilitated a former industrial manufacturing space into a first class training facility for this manufacturer of wafer filtration systems.

Project Features:

* 8,000 sf total
* 2,000 sf lab
* Seminar room
* Classrooms
* New HVAC systems, including specialized exhaust system
* Process piping

Location: Bedford, MA
Size: 8,000 sf
Delivery Method: General Contracting
Architect: DiMella Shaffer

“All of the work has been outstanding. Their strengths in construction management and design build make them one of the best companies I have ever worked with. The project delivery was always on time, despite the difficult schedule with which they had to work.”
– Tom McGinty, Project Manager, Millipore Corporation
Amicon Integration Project

JMC renovated an existing industrial manufacturing facility to install new research, development, and production laboratories.

**Project Features:**

* 45,000 sf total
* Multiple labs
* Demolition of hazardous materials bunkers
* Remote-controlled robots used for demolition
* Performed in fully occupied & operational facility

**Location:** Danvers, MA  
**Size:** 45,000 sf  
**Delivery Method:** Construction Management at Risk  
**Architect:** DiMella Shaffer
Pharmaceutical Research Facility and Corp. Headquarters

JMC completed a fast-tracked renovation for a firm that develops and manufactures a bioadhesive-based drug delivery technology.

**Project Features:**

* 15,000 sf total
* Animal care facility
* Laboratory furniture
* Fume hoods

**Location:** Lincoln, RI  
**Size:** 15,000 sf  
**Delivery Method:** Design-Build  
**Architect:** Specialty Operations Solutions

“I am acutely aware of the many challenges that this project presented in this difficult renovation, from differentiating of work scope limits, budget, and an extremely tight time schedule we were up against....You and your site superintendent addressed each of these items promptly and professionally.”

– F. Kurt Last, President, Specialty Operations Solutions
Manufacturing Facility

This new facility was designed for the manufacturing, collection, and distribution of a confidential product line. The plant was designed to be supported by many ancillary space changes to aid in product production and personnel flow.

**Project Features:**

* 17,000 sf
* Large internal tank farm & distribution system
* Custom fabricated compounding mezzanine
* GMP warehouse

**Location:** Easton, MA

**Size:** 17,000 sf

**Delivery Method:** Construction Management at Risk

**Architect:** Industrial Facilities Design, Inc.