

NATIONAL COLD WATER MARINE AQUACULTURE CENTER

FRANKLIN, ME

THE CHALLENGE

Due to a \$4 million budget overrun, the construction of the United States Department of Agriculture National Cold Water Marine Aquaculture Center (NCWMAC) planned for Franklin, Maine, was in jeopardy.

THE SOLUTION

PC Construction provided options to reconsider all building-related design elements while leaving all scientific program elements intact.

DESCRIPTION

PC Construction's project manager clearly understood that traditional value engineering would not produce the necessary budget cuts without seriously compromising the scientific program needed for the success of the NCWMAC. Given the possibility that the research facility, developed by a specific Congressional directive to research Atlantic salmon, would not be built, the PC Construction project team needed to consider wholesale changes to the original project. Continuous communication and collaboration with the design team and the NCWMAC Research Director was critical. Operating under the mantra of "it's all about the fish," PC Construction left the floor plan elements and the critical aquaculture design untouched and explored a variety of cost reduction options to devise an approach resulting in a fully functional building with a simplified floor plan. The proposed floor plan eliminated unnecessary circulation space, reduced HVAC loads, and eliminated associated supporting building systems and finishes.



In the end, the project's original budget was realized and the simplified design also allowed for the USDA to include additional research elements into the project still within the budgetary limits. The facility is a 40,000 square foot one-story building housing the primary aquaculture research program, multiple closed loop wastewater treatment systems, wet labs, containment, support offices, and conference rooms. The complex, overlooking Taunton Bay in Downeast Maine, also includes two outbuildings dedicated to specialized research as well as material/waste tanks.



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