Pharmaceutical/Life Sciences
AstraZeneca Laboratory Renovations
Wilmington, DE

Client
AstraZeneca Pharmaceuticals LP

Value
US$87,000,000

Completion
2008

Assignment
Construction Management

Certification
LEED CI — Gold

Bovis Lend Lease managed the two-phase, 95,000 square foot renovation of two key research buildings at the Wilmington, DE campus.

The project scope included the demolition of existing laboratories, laboratory support and office areas, and the rebuild of new, state-of-the-art laboratories utilizing a flexible laboratory furniture/casework concept.

- Phase I — renovation of approximately 20,000 square feet of laboratory space, which will provide swing space for Phase II area occupants.
- Phase II — renovation of 75,000 square feet of laboratory space, the upgrade of building equipment and utilities including air handling units, exhaust fans, heating skids, etc.

Sustainable Construction

Waste Management
Construction waste management includes:

- 75% or greater diversion of waste from landfills through recycling, reclamation and/or re-use.
- Over 2.1 million pounds (1,068 tons) of waste with 1.8 million pounds (914 tons) recycled.
- Tracking trucks on a daily basis during demolition.
- Utilization of separate containers for general trash, metals and cardboard.
- Tracking refrigerant, glass, ballasts has also been tracked as it is removed from site.

Lighting
The project team used compact fluorescent lights (CFLs) for its temporary lighting, which contributes to energy savings equating to cost savings, CO_2 emissions, safety and project quality.

The project has 400 compact fluorescent lamps on site operating at the current time for two shifts, approximately 18 hours a day.

Additional Sustainable Elements

- The site, located close to public transportation will also feature bicycle storage racks.
- The project targeted a 30% reduction in water use.
- 100% re-use of building shell
- The specified materials require over 10% recycled content
- Indoor environmental factors include ventilation, controllability of systems, low-emitting materials and thermal comfort.