

Development: Pharmetric Laboratory Expansion

Organization: Pharmetric Laboratory

Address: 7265 Ulmerton Road, Largo

Type: Industrial

Total Square Footage: 35,080

Total Development Costs: \$9,995,000

Cost per SF: \$284.92

ESP Request: \$1,645,000 (\$46.89 pSF)

Staff Recommendation: \$1,645,000 (\$46.89 pSF)

ESP Criteria Score: 92.5



Summary: ESP application 45450, Pharmetric Laboratory, has just purchased a former pharmaceutical building and plans to upgrade it to a sterile manufacturing facility for microbiological growth media for laboratory use throughout the United States. Renovations include demolish/removal of an unsafe boiler at the back of the building, complete landscaping / drainage / parking project associated with abandoned permit BCP 1912-0129, and update laboratory space with ISO 7 cleanroom which is required for Pharmetric to begin manufacturing and expansion of its business. Pharmetric also plans on updating to LED lighting, and update the sprinkler system to ensure it is functional.

Pharmetrics is requesting \$1,645,000 in assistance through the ESP program to fund the retrofits required to convert a non-sterile space into a sterile manufacturing space, and the re-engineering of the electrical system to mitigate future risk with natural disasters. They will also be replacing the fire protection system throughout the facility, and then completing an open permit from the last owners related to a inoperable stormwater pond. Also funds will be used to relocate the loading dock and assistance in the build out of Clean rooms that will be built to ISO standards.

Target Industry Linkage: Pharmetric provides an invaluable service to pharmaceutical outsourcing manufacturing facilities, compounding pharmacies, and hospitals, not only in the southeast, but also across the country. It is with this strong Client base that Pharmetric plans on expanding to manufacturing of microbiological growth media, a critical component of the environmental monitoring (EM) programs of pharmaceutical manufacturers. There are a limited number of competitors in pharmaceutical testing, and none who can provide microbiological growth media to its client base for EM. The new facilities purified water system will be key in meeting these goals. Currently the organization has 45 employees and with the completion of this project they will be adding an additional 60 positions. Economic Development's Business Development worked with them to identify the ESP program as a way to expand their operations for growth.

Due Diligence Report: The new facility provides a layout that is conducive to Pharmetric's operations; however, the structure was built 1971 and was previously home to a non-sterile pharmaceutical manufacturing company. For this, the ESP funding request is largely directed at rehabilitating the site and building with some critical needs including: ponding and drainage issues; mechanical, electrical, and plumbing systems; and, the cost associated with the non-sterile clean rooms that need significant improvements to meet the ISO standards to begin operations.

Staff Recommendation: Funding approval for total request. This project aligns with the overarching goals of the program to assist in redeveloping former industrial space for target industries. The project is located along a major corridor and the renovation will provide the County improved industrial space.