

Colgate-Palmolive Toothpaste Manufacturing Facility

Morristown, TN ▪ 250,000 SF



Colgate-Palmolive, the global leader in oral care, solicited The Austin Company to design and build a state-of-the-art, 250,000 SF dental cream facility in Morristown, Tennessee. The manufacturing facility, employing more than 220 people, was designed and built according to Colgate's rigorous global standards and in accordance with FDA regulatory requirements.

Austin Consulting, the site selection consulting branch of The Austin Company, initially assisted in locating the Morristown site, and provided a full range of site location and incentive negotiation services. Once the site was selected, Austin continued to provide architecture, engineering and construction services to deliver a world-class facility on an accelerated 10-month design and construction schedule.

This facility includes the following areas: receiving and warehousing, packaging and warehousing, two-story GMP standard toothpaste production, shipping, laboratories and office.

Midway through the project, Colgate-Palmolive requested that The Austin Company assist them in obtaining LEED® certification for the facility. Austin started by developing a checklist of possible credit attempts to determine if there was a reasonable chance to achieve certification. Each available credit attempt was evaluated to determine whether: it would be easily achievable with little or no additional cost added to the project, moderately achievable with reasonable costs added, or not achievable for this project. It was determined that there was a very good chance that all the required pre-requisites could be met and that the minimum 26 points could be reached for basic project certification. Information was compiled and documented electronically for each of the credits attempted. As the project progressed, some of the original attempts had to be abandoned because there was insufficient documentation. In response, additional credits were investigated from the list thought to be moderately achievable. **As a result of Austin's precise engineering and quality construction, when the final submittal was ready for review, all the required prerequisites had been met.** Of the 40 attempted points, 35 were awarded, achieving LEED® Silver Certification.



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