PROJECT CASE STUDY · DESIGN-BUILD CONSTRUCTION

Bloom Medicinals

From Budget Misalignment to Three Turnkey Facilities

Location: Cameron, Missouri · **Sector:** Cultivation, Processing & Retail Construction · **McCormick Role:** Full design-build general contractor

A finished cultivation room at the Cameron facility — delivered turnkey, ready to begin cultivation.

50,000 SF	25,000 SF	3	~1 Year
Existing facility	Cultivation & processing buildout	Turnkey projects delivered	Cultivation & processing build

THE CHALLENGE

When Design Outpaces the Budget

Bloom Medicinals had invested considerable time and resources in developing plans for its Missouri cultivation and processing operation. However, as the project approached construction, a significant disconnect emerged between the proposed facility design and the capital available to execute it.

McCormick CEA Solutions was engaged to develop a practical design-build solution that aligned the facility's technical requirements, production objectives, and construction budget.

REENGINEERING THE PROJECT

Reengineering the Project Around Available Capital

Bloom Medicinals had secured project financing through Advanced Flower Capital Inc. (AFC) and established an approved construction budget. However, the original facility design had progressed beyond what that budget could reasonably support.

McCormick CEA Solutions was brought in to develop a new design-build approach within the client's existing funding parameters.

Working directly with Bloom's cultivation leadership, McCormick reassessed production requirements, workflows, building systems, equipment selections, vertical cultivation strategies, and automation.

Rather than simply removing features to reduce costs, the team rebuilt the facility plan around the operational requirements of the business.

The resulting design-build program aligned approximately 25,000 square feet of cultivation and processing improvements within a 50,000-square-foot building to the client's approved budget and available capital. This allowed the project to advance into construction without relying on the original, financially misaligned design.

Inside the shell: slab saw-cut and utility trenches open.

The scale of the existing building at buildout start.

The objective wasn't to build the cheapest facility. It was to build the right facility within the capital available.

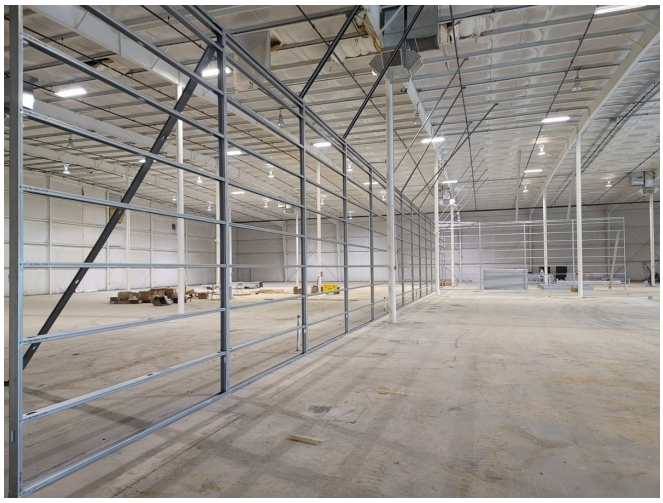
EXECUTION

Design-Build Execution

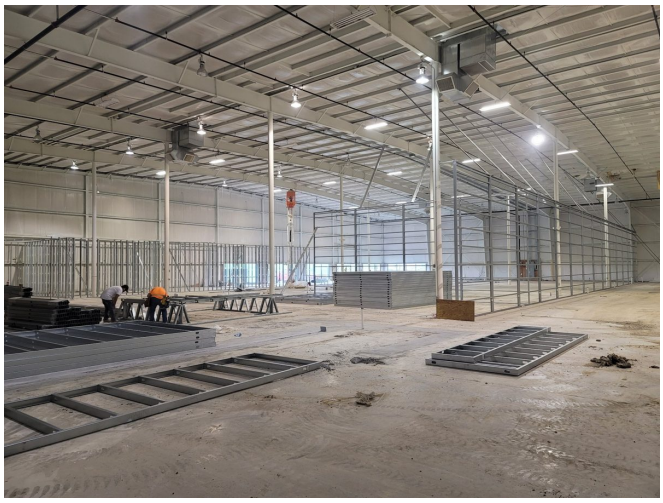
McCormick assumed responsibility for the integrated design-build effort, including architectural and engineering coordination, mechanical, electrical, plumbing, cultivation infrastructure, equipment integration, and construction execution.

Architectural & engineering coordination	**Mechanical, electrical & plumbing (MEP)**	**Cultivation infrastructure**
Equipment integration	**Automation & vertical cultivation**	**Commissioning & turnkey delivery**

The project required ongoing design coordination as construction planning advanced, with decisions evaluated against the available budget, operating requirements, and schedule.



Metal stud framing: partition walls rising inside the shell.



Wall panels assembled on the slab as framed rooms take shape.

Working Within an Emerging Regulatory Environment

The projects also unfolded during Missouri's developing regulated cannabis industry, when licensing requirements, construction approvals, and regulatory expectations created additional schedule and coordination demands.

McCormick worked with project stakeholders and relevant authorities to advance construction while addressing the requirements associated with the facilities' intended licensed uses.

AN EXPANDED CONSTRUCTION RELATIONSHIP

Earning Additional Work Through Execution

During the cultivation and processing project, Bloom Medicinals encountered difficulties progressing two separately contracted ground-up retail dispensary developments.

Based on the working relationship established through the cultivation facility, Bloom awarded McCormick additional construction responsibilities for both dispensaries.

With limited site preparation completed before McCormick's involvement, the company assumed responsibility for completing the two retail projects through turnkey delivery.

A ground-up dispensary: framed shell with roof trusses started.

Inside the dispensary: framing against the poured-concrete vault wall.

2
Ground-up retail dispensaries

3
Total turnkey projects

Turnkey Commissioning

The engagement ultimately encompassed a cultivation and processing buildout and two ground-up retail dispensaries — three facilities, each delivered turnkey, including commissioning. The cultivation and processing facility was handed over ready for the operator to begin cultivation, subject to its operational and regulatory requirements.

SYSTEMS & COMMISSIONING

Integrated Systems, Delivered Turnkey

A turnkey delivery is measured at commissioning: fertigation and water treatment, dehumidification, and environmental controls installed, integrated, and verified as part of one construction program — so the facility handed over is ready for its intended operations.

The fertigation room in operation: five 500-gallon batch tanks, plumbed and numbered.

Quest dehumidification, piped in at commissioning.

Argus Controls panel serving Flower Room 5.

THE VALUE OF INTEGRATED DESIGN-BUILD

When Facility Design and Available Capital Don't Align

The Bloom Medicinals engagement illustrates the importance of aligning capital, facility design, construction requirements, and operational objectives before significant commitments are made.

It also demonstrates McCormick's ability to enter a challenged development, establish a workable construction strategy, and take on additional projects as client needs evolve.

A facility design only creates value when it can be built within the owner's financial constraints and operated for its intended purpose.

McCormick's value was not simply finding a way to construct a less expensive building. It was aligning available capital, cultivation requirements, technology, and construction execution to deliver facilities ready for their intended operations.

Finished cultivation room at turnover — delivered turnkey, systems integrated and commissioned, ready to begin cultivation.

Planning a Cultivation, Processing, or Retail Project?

McCormick CEA Solutions provides specialized design-build construction for new developments, expansions, retrofits, and facility improvements.

Specialized Cannabis Facility Construction

New Development · Facility Expansion · Modernization · Technical Integration

DISCUSS YOUR CONSTRUCTION PROJECT