

**FACILITY MANAGEMENT**

>> DESIGN AND CONSTRUCTION

HARD FACILITY MANAGEMENT

SOFT FACILITY MANAGEMENT

BUILDING AUTOMATION

EVENT-IT

# FUTURE-PROOF LABORATORY DESIGN **CREATING A LAB THAT WILL PROVIDE YEARS OF SERVICE**

**We look forward to hearing from you.**

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Monday-Friday: 8:00 am – 5:00 pm

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**TREATING IT LIKE OUR OWN LABORATORY**

Details matter when designing a new laboratory. Your employees work best in a well-structured work environment. We are an independent laboratory designer and will flawlessly execute your large and small lab projects. From the project idea to the design concept to the final handover to you. Our project team has the right experts for every design discipline: architects, specialist designers and engineers. These experts will manage your investment regardless of whether you plan a new, revamp or modernize a laboratory facility.

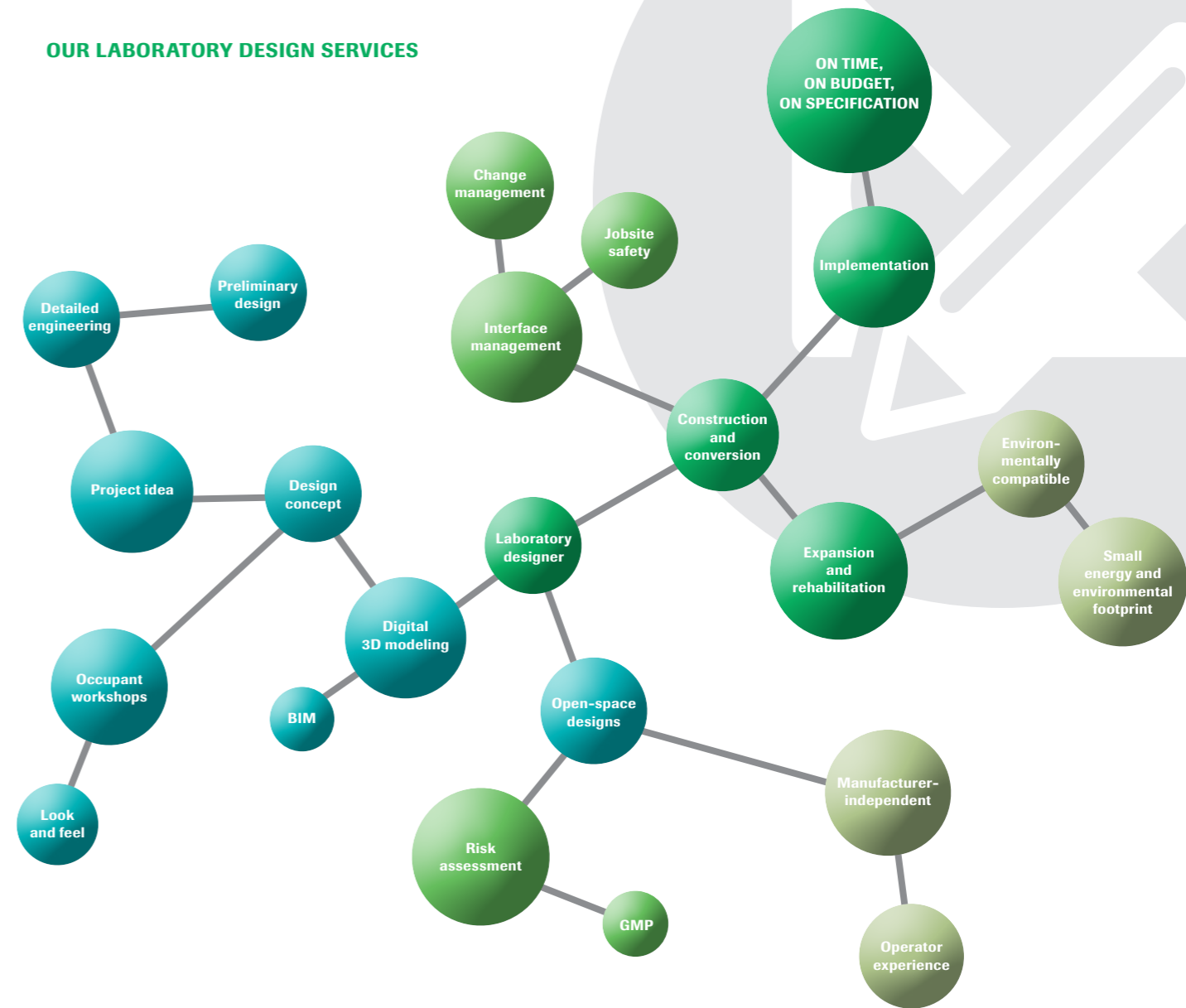
# ON TIME, ON BUDGET, ON SPECIFICATION TIMELY HANDOVER ON DELIVERY DATE

Building and outfitting a laboratory progresses from project idea to completion in three stages: preliminary design, detailed engineering and execution. The actual handover occurs after completion and commissioning. You can then operate the laboratory as it was designed and built to be run until technical and scientific advances make changes or alterations necessary.

A future-proof design considers these needs. It is flexible, requiring fewer structural changes that would shorten its lifecycle. That makes it a safer investment. We have been designing and building laboratories for chemical and pharmaceutical companies at Industriepark Höchst for over 20 years. We own, operate and use all kinds of laboratories and so intimately understand the different laboratory types, purposes and requirements. We will design your entire laboratory, from the building to the furnishings and analysis equipment to the fluid supply and disposal systems. Our services include preparing tender documents for suppliers, as well feasibility studies, cost estimates, lead planning, project management, coordination of third-party suppliers as well as supply, installation and commissioning. We will procure all required construction and emissions permits, too.

Our designs always aim for the smallest possible environmental and energy footprint. To be truly and efficient and functional, though, lab layouts have to be employee-centric as well. Our open-space and single-room layouts are communication- and process-oriented. Safety, job quality, intelligent equipment integration and operating and maintenance costs are the parameters that inform our design and construction work. Every one of our interdisciplinary project teams contains specialists in related disciplines such as utilities and waste management. We conduct hazard assessments with regard to occupational and process safety as well. Maximum jobsite safety is a top priority during the entire construction phase. When we hand over the finished laboratory, you will also receive a complete set of facility and operational documentation. As you move into your operational phase, our customer-centric warranty management service will support your laboratory project throughout its lifecycle.

## OUR LABORATORY DESIGN SERVICES



### OUR SERVICE PORTFOLIO IN DETAIL

COMPLEXITY REDUCTION	EMPLOYEE-CENTRIC	NEUTRALITY
<ul style="list-style-type: none"> <li>All our designers are in-house</li> <li>No interfaces to outside architects, HVAC, electrical, safety or fluid engineers</li> <li>Single point of contact</li> </ul>	<ul style="list-style-type: none"> <li>Change management for the design process</li> <li>We will win over the future users of your laboratory</li> <li>Look-and-feel workshops with occupants</li> <li>High-quality processes and transparent value generation</li> </ul>	<ul style="list-style-type: none"> <li>Product- and manufacturer-neutral design of your laboratory furnishings and equipment</li> <li>Not tied to any particular laboratory furniture maker</li> <li>Open lines of communication among project teammembers at all times</li> <li>Precise knowledge of the roles and functions in the customer's organization</li> </ul>

### YOUR BENEFITS:

- We understand our customers' operating environment and speak their language
- Decades of experience designing, building and operating all kinds of laboratories
- In-house team of well experienced architects, engineers and OHS specialists
- Interactive process between all stakeholders
- Holistic, sustainable design for workflows, logistics, laboratory equipment
- Rock-solid reliability with regard to your budget, schedule and specifications