Austin Update
2011/12

The University of York Chemistry Department, Heslington Campus

The University of York's department of chemistry is expanding its teaching and research capacity based on its excellent reputation, covering all aspects of chemistry at this attractive University.

Over the past five years there has been 100% growth in the number of undergraduate applicants, significantly outperforming the national chemistry statistics, generating the demand for the additional space.

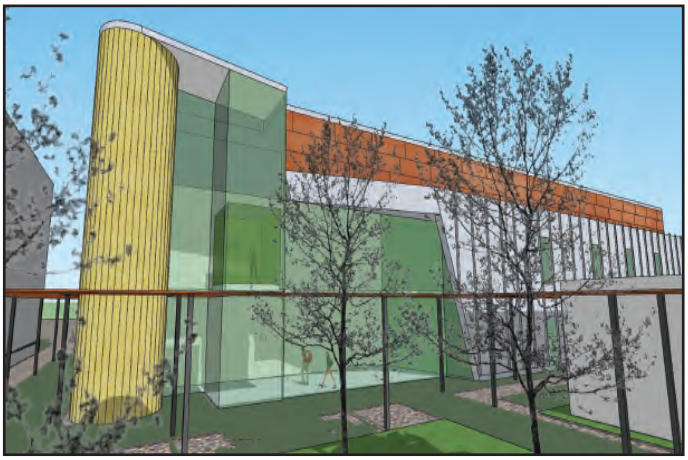
The project will provide a 2,685 m² building that will serve primarily as a Chemistry research facility to accommodate approximately 100 personnel. Austin worked with the University to develop user requirements and meet the University's aspirations with the completion of the remainder of the building, which has been developed in a phased approach. The co-ordinated aesthetic solution provides three floors of research laboratories.

The building is a four storey steel framed building on piled foundations with composite cladding and curtain walling to the envelope. The internal fit out is to Category C with the research labs to the central zone - the labs will house 78 fume cupboards between them. Offices, write up areas and valuable break out spaces are set around the labs to the perimeter of each floor. The operational floors are served by a roof plant room.

The project is being built to an aggressive programme with detailed design, procurement and construction scheduled to complete inside an 18 month period. The project duration is achievable by having a collaborative procurement approach. At the present time the structure is nearing completion and the envelope is about to commence.

Energy saving requirements have been at the forefront of the design, and the facility will meet Part L2A of the 2010 Building Regulations. The Facility is also being assessed under BREEAM for laboratories and is on course to achieve a rating of Very Good.

In the most recent Research Assessment Exercise, York Chemistry was placed in the top echelon of all UK chemistry departments. In order to stay at the cutting edge of chemistry teaching and research the very best and most advanced facilities are required. The extension of the existing unit is therefore a hugely exciting development for the University.



Chemistry Department, Heslington Campus, Block C

Austin has produced a feasibility study for a new build Chemistry Teaching, and Green Chemistry research laboratories on the footprint of an existing building which is due to be demolished.

The new facility would provide laboratory space on two floors with the teaching on ground level having approximately 81 fume cupboards and a Green Laboratory at 1st floor with approximately 20 fume cupboards.

The new building would have a strong contemporary aesthetic as the flagship for the chemistry facility and achieve a BREEAM rating of Very Good.

Cadbury/Kraft, Bournville

Austin is continuing its successful partnership with Cadbury/Kraft at their historic manufacturing site at Bournville.

Having completed the design and construction of a 720 m² QA Laboratory and with a change to the business needs, Austin has been asked to modify the layout to expand microbiology laboratories, while relocating the analytical labs to an existing building.

In addition a new Innovation Kitchen is being designed and built by Austin to create another "Centre of Excellence" for Cadbury/Kraft.

Quality Award

Austin is proud to have been presented with the Best Built in Quality Award 2011. This is sponsored by Birmingham City Council, West Midlands Centre for Constructing Excellence and the Chartered Institute of Building.

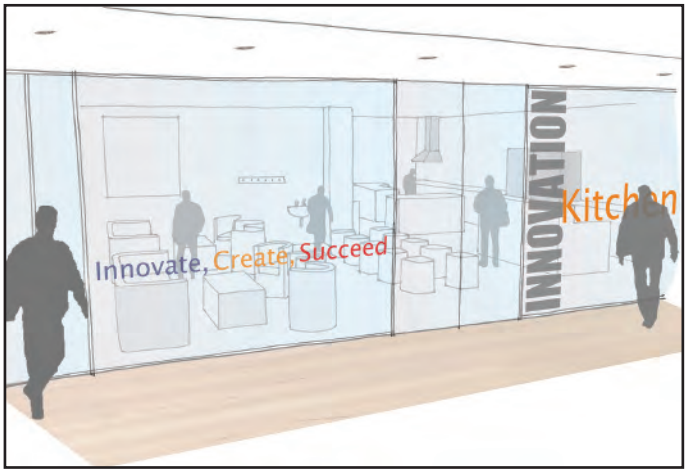
The award recognises Austin's experience in the systematic and efficient way the project was designed, constructed and completed to provide the first class new facility for Cadbury/Kraft.

Cadbury/Kraft Innovation Kitchen, Bournville

The refurbishment of the 5th floor on the Linden and V Blocks at Cadbury/Kraft Bournville is due to complete in late November 2011. The facility will provide an R&D space with associated areas.

The site is focused to become a centre for excellence, creativity and innovation for the development, testing and presentation of new products.

As a high profile space where VIPs, industry peers and public consultation will take place, the design and finish of the facility is sophisticated, exciting and high quality. The spaces are environmentally controlled with new roof-top plant with provision for the refurbishment of the 5th floor on the Linden Tower in early 2012.



Institute of Cancer Research, London

Austin is delighted to have been associated with the recently completed refurbishment of a research facility for The Institute of Cancer Research in London.

The new facility occupies 1100 m² of space on the upper two floors of a former hospital building dating back to c1900.

The project involved a challenging phased refurbishment of the specialist research facility, together with the redesign and installation of complex specialist equipment within the restricted existing roof space.

Austin was involved in the project from the initial survey of the building, development brief and concept design through to detailed design, construction and commissioning.

Careful planning was a key aspect of the project. This was to minimise disruption of on-going research through the implementation of a phased construction philosophy. Additional challenges included minimal external access and working area (Central London); age and configuration of the existing structure and timescale to meet research deadlines.

Discovery Centre, Hoddesdon

The Discovery Centre is one of our major clients' Corporate Training and Innovation suite forming part of the company's Research and Development campus in Hertfordshire.

Austin won a design competition and subsequently carried out a full design and construction service for the Centre which is located in a large multi-storey building from the late 70's.

The prestigious conference facility provides a high quality environment, a high level of flexibility, a welcoming, inspiring and easy to navigate space.

The M&E systems incorporate state-of-the-art lighting controls and audio visual systems.

The key criteria were successfully developed in a close working relationship with the client.

Huntsman, Billingham

Huntsman is an international company specialising in the research, development and production of titanium dioxide pigments for a variety of industrial applications.

The operational headquarters, along with the research and development arm has developed and expanded within various parts of existing buildings.

With a strong business platform, Huntsman decided to move from an old stock of buildings to brand new premises consisting of a four storey office building and a large single storey commercial building with mezzanine office.

Austin undertook a feasibility concept and developed this into a preliminary design. Austin then developed the detailed design and specifications for on-site implementation.

The office is a striking contemporary design and supports the strong brand and corporate image Huntsman is achieving as part of the move.

International Healthcare Company

Austin was commissioned to carry out an Environmental Health & Safety (EHS) Acceleration project for this client in South Wales. The purpose was to address specific Health & Safety issues in their production building (Unit 1) to facilitate staff egress in the event of power or mechanical equipment failure.

The project involved the design, installation, commissioning and validation of new and existing systems and equipment. This involved the provision of mechanical and electrical back-up to the Solvent Laden Air (SLA) extract systems to prevent SLA escaping into occupied spaces. This is to allow time for personnel evacuation or for the problem to be resolved.

The work was carried out during a carefully planned shutdown and was successfully commissioned and validated by Austin.

SOHO Group, Jakarta, Indonesia

Austin has continued to support The SOHO Group, one of Indonesia's leading pharmaceutical and healthcare corporations. This support has been achieved through an assessment and development of their existing manufacturing facilities to meet projected growth for the next 15 to 20 years.

Initially involving a project based on regulatory compliance and modernisation of their existing Sterile Manufacturing facility, this support has expanded into other areas including Cephalosporin manufacture and Herbal extraction and product manufacture. As a result, Austin developed a master plan for SOHO`s existing manufacturing sites in Jakarta and to develop a unified, phased approach to meet growth demands.

This study showed that based on projected growth and future product development, SOHO`s existing manufacturing facilities would not be capable of meeting the needs. As a consequence, Austin was asked to develop a new site master plan based on a "greenfield site", that would meet their projected needs for the next 15 years and beyond.

Throughout these projects, Austin has worked closely with our associated office, Austin South East Asia (ASEA), based in Singapore, which has included assisting in finding and assessing suitable "greenfield" sites around Jakarta.

Bio Products Laboratory Ltd, Elstree

Austin was asked to become involved in two separate projects for Bio Products Laboratory Ltd, who manufacture and supply plasma-derived products to a worldwide marketplace.

A most recent project with BPL is a good example of an assignment taking an interesting turn. Initially Austin was commissioned to carry out a study for a new office building and this work prompted them to ask Austin to look into enhancing some of their existing office accommodation to give it a "bit of a facelift".

The core element of the accommodation is a late eighteenth century house reputedly used as a country retreat by the Marquis of Queensbury (he of the boxing rules).

On reflection, although this started out as a slightly unusual commission, it encompassed what most organisations are looking for; a new approach to the working environment that embraces change but recognises the core strength of the business.

BPL employs advanced fractionation techniques that separate coagulation factors, immunoglobulin and albumin.

The business is responding to increased demand and is currently developing strategies to increase production.

As part of this overall strategy for expansion Austin has been commissioned to undertake a Site Master Plan for the Elstree site.

Positioned on Green Belt land, the proposals for development need to be carefully considered within the context of the existing built environment and the emerging local plan.

Maximising the potential of the site for development is one of the key objectives of the study. Alongside this, the study will consider the implementation of the strategic plan to respond to the business development priorities.

In parallel with the Site Master Plan, Austin is undertaking a concept study for a new Inspection, Labelling & Packaging building. The provision of this will release space in the existing manufacturing building to allow for additional production capacity.

Universities look for value solutions

Austin continues to provide a valuable service to universities during these difficult times by providing innovative solutions giving value and certainty to their projects.

Cranfield University

Following site surveys in buildings 52, 83 and 111 to establish compliance with current fire alarm standards, Cranfield University contracted Austin to prepare detailed designs for each building. These were issued for tender. Austin assisted Cranfield University with the tender review process and the selection of a fire alarm contractor to carry out the works. Austin also provided on-site support during the installation period.

Cranfield University contracted Austin to prepare detailed designs for replacement fire alarm systems in a further four buildings on their site. These were buildings 31, 41, 53 and 90. Again Austin provided support during the tender review and also during the installation period.

University of Exeter

Austin was invited by the University of Exeter to provide specialist consultancy advice on the environmental operation of an existing CL3 Laboratory. The area was inspected and a desk top study undertaken of the highly complex mechanical air systems installation. A report was then prepared on the findings of the study and issued to the University with a recommendation.

Following the successful completion of the CL3 Laboratory study Austin was commissioned by Exeter University to carry out a study and prepare a report on the chilled water system within the Aquaculture facility. This included a report on the possibility of microbiological contamination on the pipework.

Imperial College, London

Austin is delighted to have been awarded a four year framework agreement by Imperial College London as suppliers of specialist mechanical and electrical consultancy services for the design of complex scientific facilities.

Work completed so far includes a two phase preliminary design study. This is for the refurbishment of an existing facility to accommodate a major research department which is to relocate to a site in the centre of London.

As the study included very close coordination between the architectural layouts, mechanical & electrical building services and the building structure, Austin were appointed to carry out all design disciplines plus early stage construction assessment. The first phase of the project covered the enabling works which entailed careful planning. This was for the refurbishment of various areas on the upper floors to facilitate the relocation of staff and scientific functions from the basement area.

The second phase covered the design of a new research facility including laboratories within the basement area.

The preliminary design study had to overcome various challenges including:

- Building to be occupied throughout the work on site.
- Facility consisting of a number of buildings, one dating back to the Victorian era.
- Building surrounded by houses and NHS buildings with restricted site access.
- Insufficient services infrastructure.

Imperial College was presented with a scheme that met with the project brief and included both budget cost and programme information.

Johnson Matthey, Billingham

Austin has been commissioned by Johnson Matthey to carry out a site development strategy which will include a new office development to house approximately 100 staff on two floors.

A key project driver is sustainability of the proposed offices which will be designed to achieve a BREEAM of Excellent.

During the course of developing the strategy Austin produced a report to the Environment Agency, a ground contamination survey, a flood risk assessment and a traffic analysis for the planners.

The completed development will form a new ‘Gateway’ to the site including a reception area.

Critical Small Projects

Austin recognises that the smaller projects are generally critical to the on-going success of a business and often need, in many cases, as much attention as larger capital projects. Austin UK is well placed to undertake these smaller but high impact projects as demonstrated by the current works described below.

Genzyme, Haverhill

Genzyme contracted Austin to carry out surveys of existing fire alarm systems in approximately 20 buildings and areas on their Haverhill site; prepare detailed designs for a fully networked arrangement of fire detection and voice alarm systems to replace their existing systems.

Austin is currently assisting Genzyme in conducting tender reviews with potential contractors.

Medical Research Council Technology, Mill Hill

MRCT is a leading academic research institute that undertakes preclinical development and technology transfer of potential medicinal products through to commercial collaboration. MECT commissioned Austin to undertake a concept design study for a new facility.

This entailed a detailed review of existing operations including a projection of future needs and use of shared accommodation.

This information was then used to establish various generic layouts and will be used by MRCT to identify potential new sites.

Small Engineering Work

Using Austin's in-house engineering teams we are able to provide solutions for all types of projects from pub upgrades through warehouses to care homes. If you need engineering services from highly strategic to the minutely technical we can help.

Continuing Success at Austin

This is the fifth year of operation since The Austin Company was bought out by the Management Team. During this period we have consolidated our operations in the design and construction market by continuing to provide all the services required for quality facilities at the high end of the spectrum.

We have also embraced changes within the industry which has challenged us to take into account, and be competent in issues such as sustainability, energy conservation, waste management and Health & Safety etc.

Our management and operating procedures remain the same, well tested and proven, to give the best service available.

In this issue of Austin Update we are pleased to report excellent continuing relationships with our clients and suppliers and we are particularly proud to have received a prestigious "Built in Quality Award for 2011" for our work with Cadbury.

We have also recognised the value of small critical projects being one of the keys to the success of our clients' businesses. These play a very significant role in the success of Austin and it is acknowledged that these smaller projects require much the same skills as their larger counterparts.

Thank you for your continuous support over the past five years, we look forward to the next five years.

Prakash Davda, Managing Director

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