



Planning & Strategy

- Facility / Office / Equipment
 - Planning
 - Reclassification
 - Re-use / Re-development
 - Relocation / Consolidation
- Health and Safety Planning
 - Industrial Hygiene
- Asset Management
- Logistics & Resource Planning
- Pre-Construction Services
 - Estimating / Scheduling
 - Permitting
 - Environmental Permitting
- Risk Assessment
- Office / Space / Utilization Planning & Optimization
- Strategic Planning
 - Campus Planning
 - GMP Manufacturing Planning
 - Capacity Planning
 - Tech Transfer Strategy

Assessment & Operations

- Abatement / Remediation
- Demolition / Dismantlement
- Energy Audits / Evaluation
 - Decommissioning
 - Equipment
 - Facility
 - Systems
- Operational Excellence
 - Operational Strategies
 - Staffing Strategies
- Program Management
 - Capital Programs
 - Multiple Projects / Sites
- Utilities Assessment
- Waste Management / Disposal

Integrated Solutions for your Decommissioning & Relocation Project

Many companies are looking internally to increase the efficiency of their operations via *Operational Excellence* and *Lean Manufacturing* techniques. A by-product of this internal scrutiny has been consolidation or densification of operations as well as downsizing and closure of sites. With the recent series of mergers and acquisitions, 39 pharmaceutical and biotech sites were closed and/or consolidated in North America in 2009. (Kreuger, *Industrial Info Resources*, December 2009)

Unfortunately, building or site closure is not a simple process. The building or site could be prepared for a prospective buyer, could be mothballed or demolished. Depending on the ultimate goal for the site or building(s), the process could require expertise in areas such as Decommissioning, Hazardous Material Handling, Energy Management or "End State" Operations, Minimizing Maintenance, Site Utility Assessment, Asset Separation, Asset Disposal and a host of other skills. There are often environmental and financial implications.

In addition to the abandonment of the building(s) or site, in most cases, certain operations must be moved to or consolidated with another active site(s). This requires relocation of offices, personnel, processing equipment, scientific equipment, office equipment and furniture. The destination site must be prepared to accept the people, equipment and process. In certain cases, cGMP implications must be evaluated. In preparation of the move or consolidation, the destination site often requires a general site assessment from parking space to office densification and code analysis to site utility assessment and environmental assessment for additional emissions.

At IPS, our full range of integrated and stand-alone Operational, Design, Construction, Environmental, Commissioning, Validation and Specialty Consulting services have been the cornerstone of our success. Our knowledge of facilities, operations and compliance needs coupled with manufacturing principles are proven invaluable tools in determining optimum, cost effective strategies for all phases of a facility's full life cycle. For over twenty years, our unique approach has enabled us to recommend and execute innovative strategies to optimize performance, control costs and improve efficiency and productivity—resulting in real value for our clients.

Our Decommissioning experts develop and implement a controlled process to safely retire equipment and the overall facility. In addition, we also provide management and engineering expertise to ensure a controlled, low-risk, safe and cost effective relocation.

We have found that relocation and consolidation go hand in hand and is a perfect opportunity to look at operations, map the various functions and improve the overall efficiency of operations. Through our affiliate companies, IPS is able to offer clients the best and broadest range of technical expertise required to De-commission and Relocate Offices, Facilities, Equipment or Processes. Our affiliate company's offer integrated services which ensure that you have access to the right information and skills at the right time.

IES Engineers offers an extensive range of environmental, health and safety services. IES can help meet regulatory requirements required in the selling or transferring of property, where radiological, chemical or biological materials were in use or in production. The team provides hazard identification and remediation along with EHS monitoring and, if required, full environmental analysis of the receiving site including permitting and site preparation to consolidate operations within an existing site.



Key IPS Value Add

- IPS provided project management to facilitate the consolidation of staff into existing facilities. We also provided space planning, logistical coordination, estimating and relocation scheduling.
- We prepared a feasibility study for the consolidation of operations and laboratories. This included user interviews, operational baselining, master planning, estimating, scheduling and feasibility report preparation.
- IPS completed a feasibility study for utility separation, mothballing and energy upgrades. Included were user interviews, surveys, equipment assessments, master planning, estimating, ECO determination and report preparation.
- We provided on-site technical support during decontamination, decommissioning and closure of a 1,000,000+sf R&D facility. This involved: identifying radiological, chemical and biological hazards; radiological surveys; inventorying, decontaminating equipment for disposal; permitting and licensing and disposing of hazardous waste.
- We analyzed, qualified and maintain a core trade contractor program, consisting of over 150 companies. We continuously monitor for financial strength, capabilities and safety performance for smooth execution of \$100+MM in projects annually on a large, multi-product R&D and manufacturing campus.
- IPS developed a corporate model for global site utility assessment for a Fortune 500 global pharmaceutical company.
- We provided "End-State" analysis for a Fortune 500 global pharma site closure.
- We developed all of the bid documentation to delineate demolition and hazardous material remediation including asbestos, lead paint, PCB, mercury and oil. This effort was bid de-scoped, value engineered and reduced overall project cost by approximately \$2MM on a \$7MM project.

PharmaBioSource assists pharmaceutical and biotech companies manage capacity needs with a full range of facility transaction consulting and capacity services for facilities, products and assets. Backed by industry-based experience, PharmaBioSource offers asset management facility acquisition and disposal, equipment acquisition and disposition, capacity assessment and acquisition due diligence.

cResults has an impressive track record in successfully applying their operational excellence and "Lean" manufacturing approach to the consolidation of operations...improving overall operational performance by reducing costs, increasing productivity and managing efficiency capabilities. The team has also developed software tools, cME- [Compliance Manage Efficiency](#) and [Smart QC](#), to help achieve operation excellence for clients. They have been actively involved with the development of operational and staffing strategies for our clients as well as provide logistics planning support for our client's internal resource loading and capacity analysis.

SommaTech can assist with moving and/or consolidating manufacturing operations to another site through site transfers, SUPAC issues, etc. Dr. Somma is an expert in Technology Transfer and was a key participant in the development of SUPAC equipment guidance. He has successfully applied his technical expertise throughout the product life cycle - enabling continuous improvement of manufacturing processes, enhancing production and process efficiencies, preventing costly delays and, ultimately, speeding the time to market.

ITS/PrimeTech can assist with instrumentation and system maintenance planning, execution and control. Our partners have been in the business of providing clients with cost effective, fully compliant and technically correct solutions for systems calibration and maintenance for over 10 years.

To learn more about how IPS can help, please call us at **810.828.4090** or visit us at www.ipsdb.com.