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Jones Lang LaSalle expands EMD Serono's 140,000 s/f research facility: A \$65m project

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EMD Serono, Inc., an affiliate of Merck KGaA, Darmstadt, Germany, is expanding its research facility with completion scheduled for January 2011. The new 140,000 s/f facility represents a \$65 million investment and the creation of 100 new research jobs when complete. EMD Serono's research facility project team is comprised of: Jones Lang LaSalle, a global real estate services and construction management firm, is the project's at-risk construction manager; Ellenzweig as the building's architect of the facility; BR+A, LLC consulting engineers as the M/E/P/FP engineer; The BSC Group as the civil engineer; and GEI as the Geotechnical Engineer.

The facility will support the company's commitment to developing a state-of-the-art center of excellence focused on discovering innovative treatments for unmet medical needs. EMD Serono is currently working for Leadership in Energy and Environmental Design (LEED) certification within the following categories: indoor environment quality, sustainable sites, water efficiency, energy and atmosphere, materials and resources. The company is on track to achieve LEED Gold Certification, and has incorporated many sustainable features into the design.

The new site will accommodate approximately 200 scientists with expertise in cancer biology, cancer immunotherapy, oncogene signaling, medicinal chemistry, molecular modeling, protein engineering, therapeutic antibodies and manufacturing cell lines across the core therapeutic areas of neurodegenerative diseases, cancer and fertility. The expansion will bring the discovery scientists closer to approximately 50 colleagues in technical operations who specialize in process development and protein production for early clinical trials. This collaboration will play a critical role in creating an innovative and collaborative campus environment for drug discovery and development. Construction of the facility will result in approximately 200 to 300 jobs, and more than 100 new, permanent research jobs in the Commonwealth of Massachusetts.

Once complete, the new research facility will accommodate over 115,000 s/f of lab and office space, consisting of: 25,000 s/f of chemistry and screening labs; 25,000 biology and cell culture labs; 22,000 s/f of general lab support space; 20,000 s/f of office and conference rooms and 23,000 s/f of mechanical space. In addition, 25,000 s/f will be the central node space, which will consist of the reception area, cafeteria/auditorium, fitness center and offices and conference rooms. In total, the completed EMD Serono research facility will be 140,000 s/f.

The facility will serve as one of the three main research hubs within Merck Serono, an affiliate of Merck KGaA, Darmstadt, Germany, together with the research hubs located in Germany and Switzerland. These state-of-the-art facilities foster enhanced collaboration and synergies to discover and develop innovative therapies. The research facility is focused on the therapeutic areas of fertility, oncology and neurodegenerative diseases. The R&D site in Germany is focused on the therapeutic areas of autoimmune & inflammatory diseases and oncology. The R&D site in

Switzerland is focused on the therapeutic areas of neurodegenerative diseases and autoimmune & inflammatory diseases.

Jones Lang LaSalle senior vice president and project executive Steven Wassersug said, "This project has created opportunities for everyone involved. It is part of something that, when complete, will house the type of research that benefits all of us and members of our families for generations to come. It is an honor to be a part of the EMD Serono team, and to have the opportunity to build this facility."

Joining Wassersug on the Jones Lang LaSalle construction team is: managing director Mark David; senior vice presidents Larry Carpenter, Karl Ginand, and Gary Hodlin; vice presidents Bill DePippo, Peter Carr, and Dan Donahue; assistant vice president Don Mason; construction manager Jennifer Cronan; superintendents Dan Brown, Jeff Baldwin, Tom Day, Bob Kelly, Josh Blake, and Steve Pizzuto; safety manager Mark Walraven; and estimator Mike Kelly.

Jones Lang LaSalle's eight year relationship with EMD Serono also includes projects in: Cambridge, MA; Rockland, MA; San Diego, CA; Washington, DC; and Treyburn, NC.

About Jones Lang LaSalle Construction

Jones Lang LaSalle offers comprehensive services as a construction manager, general contractor and design/builder; completing over 500 diverse assignments annually. With a service reach throughout New England, the Mid-Atlantic, and the Mid-West; Jones Lang LaSalle constructed \$162 million in 2009. Delivering construction solutions to an extensive roster of Life Sciences, Higher Education, Government, Corporate, Industrial, Technology, Hospitality, and Residential/Retail clients, our assignments range from small interior fit-outs to \$100 million mixed-use developments.

With over 100 construction professionals, many of whom are LEED accredited, Jones Lang LaSalle has the flexibility to match the best, most experienced team to each projects requirement. . For further information, please visit our Web site, www.us.joneslanglasalle.com/construction

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