

12 AUGUST 2020

Fee Proposal

TÜV SÜD



Introduction

Attn: Mr. Eric Cohan
TÜV SÜD
10 Centennial Drive,
Ste 207,
Peabody, MA 01960

Dear Eric,

Thank you for trusting Unispace as your Design and Construction partner for the relocation of your Headquarters in the Boston area. We greatly appreciate the opportunity and feel the unique Unispace methodology with the integration of workplace strategy, design and construction services, will provide you with a completely seamless experience.

Please find our initial proposal for the study of this location to assist you in determining how much square footage you will require in this market as you start to search for a new space, and also how that space will function in a post-COVID world. Included in this approach and our fee is also a per-building cost to provide a thorough due-diligence report, test fits and a Rough Order of Magnitude cost. This will assist you in determining the property most suited to your program, schedule and budget.

Following you will find a detailed outline of our proposed approach and the additional design and construction services we can provide you once a building is selected. We feel the team we have assembled is best suited for this work and has a great deal of experience in projects of this nature.

This is exciting and we're looking forward to working with you!

If you have any questions as you review this proposal, please don't hesitate to reach out to me directly.

Sincerely,



Daniel Railton
Client Partnerships
daniel.railton@unispace.com
617.412.0609



Contents

01 Strategy engagement

02 Your team

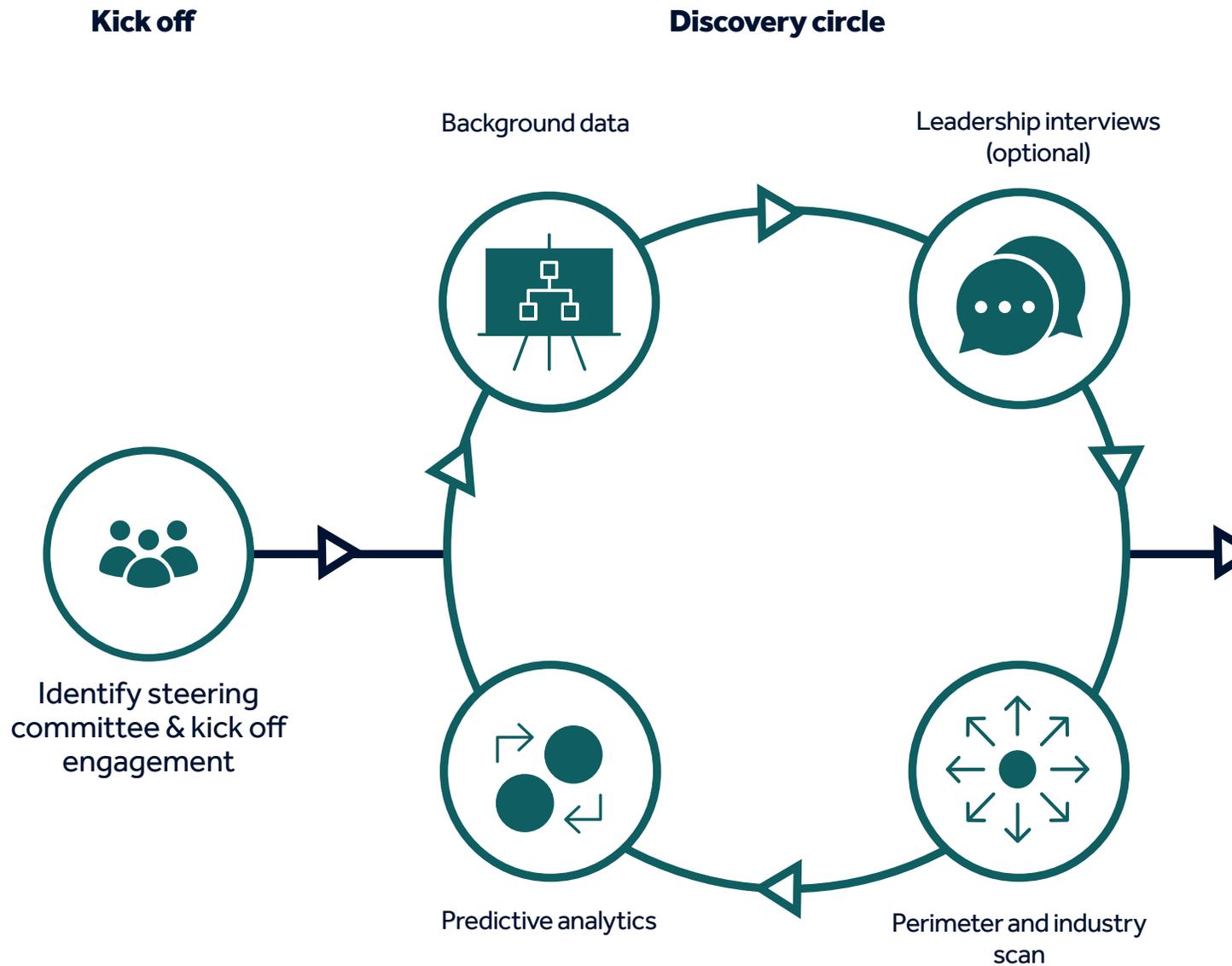
03 Additional services

04 Case studies

01 Strategy engagement

Phase 1: strategy engagement

A roadmap to developing a clearly defined program that fits TÜV SÜD's future needs & objectives

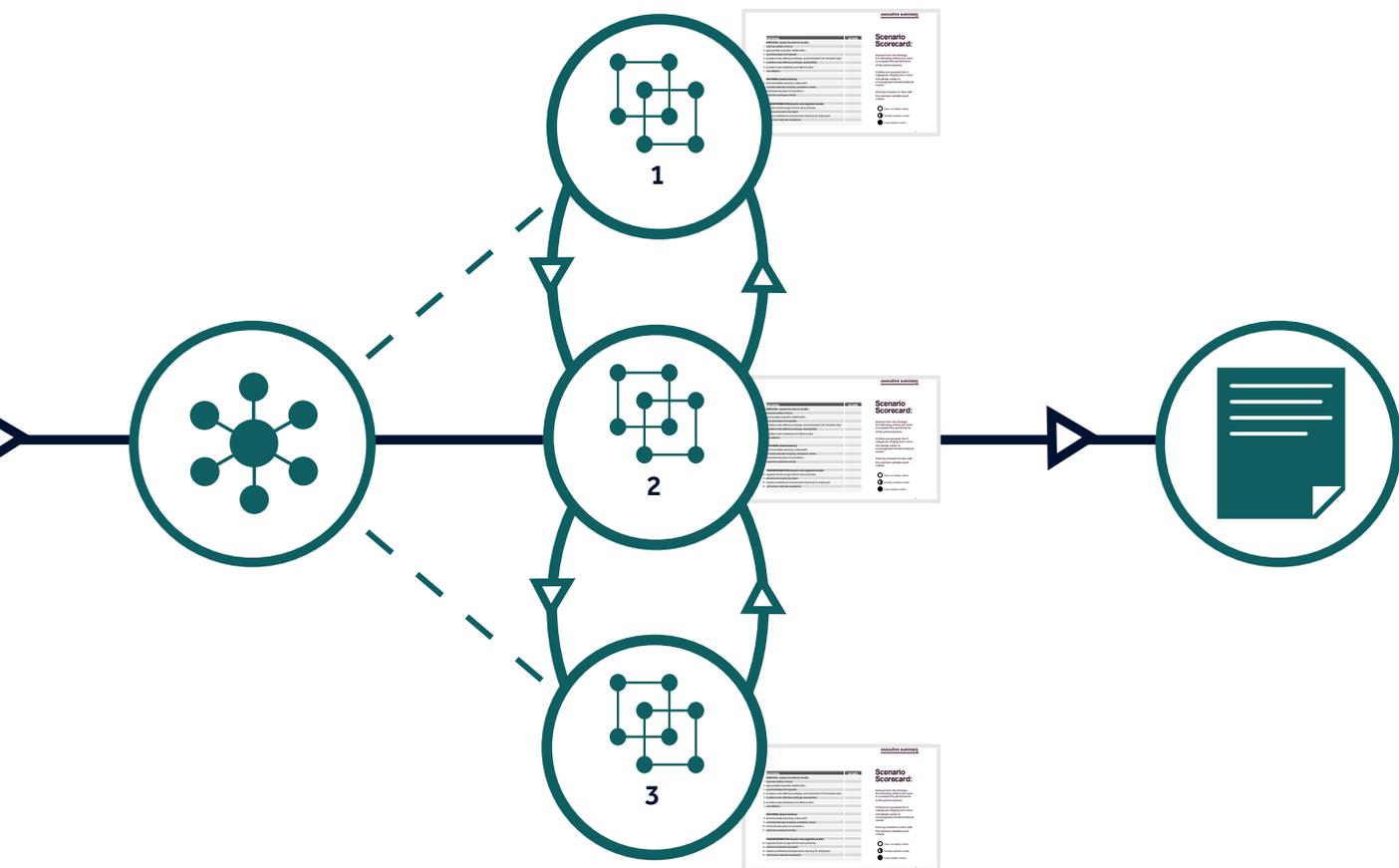


Phase 1: Ma

Scenario development and programming

Building analysis, test fits, and ROM budgets

Building selection



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Engagement activities

Descriptions of the various activities through the process



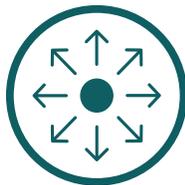
Identify steering committee & kick off

Your steering committee will be a partner to Unispace every step of our project journey. We will facilitate a kick off session to define the project goals and objectives, review the schedule, identify project milestones, and discuss the protocols to co-create and ideate as a team throughout the project process.



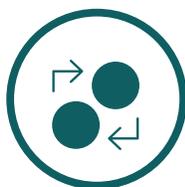
Background data

Prior to our engagement with employees, we will issue a formal RFI that outlines information required to enable our work efforts. The information will allow us to start creating our existing state analysis.



Industry & perimeter scan

We perform a scan of multiple market sectors and disciplines to identify emerging trends and anomalies that may have implications on how the work environment is used in the future.



Predictive analytics

Our predictive analytics tool draws on badge data, recent data from companies that returned to work and the Bureau of Labor Statistics to help us understand how many people would be returning to the office and on what basis. This tool will provide us an additional data point to create meaningful and sound program scenarios for the future work environment.



Scenario development

This exercise is to test and evaluate possible futures in order to see which scenario best lines up with your firm's future objectives. We will use workplace trends, survey data and predictive analytics to develop a variety of scenarios that speak to the future of work.



Building analysis, test fits, and ROM budget

The strategy, design, pre-con and construction teams will tour various sites, which gives the entire team better insight into what works and what issues may arise during construction. Not only can we identify any constructability issues early, but we can also analyze the lease and make suggestions on lease adjustments. This means that you get a full picture of the different buildings under consideration, allowing you to make an informed decision. Once the building tours are complete, our design team will put together an initial test fit based on the agreed upon program, and the pre-con team will assemble a ROM budget based on their knowledge of the building, understanding of the test fit, and current market knowledge and recently completed projects.



Building selection

Upon review of the building due-diligence, test fits and ROM budgets, and in tandem with the financials submitted by the Landlord's pertaining to the lease arrangement, TÜV SÜD will select a building and Unispace will prepare and submit a proposal for the remaining design services including their Construction Management Fee and Insurance percentage.



Leadership interviews (optional)

One on one interviews allow us to learn more about specific departments and understand how each currently operates, how they will operate in the future, and how they may evolve in terms of size, structure, and focus. We anticipate no more than 8 interviews.

Professional services fee

Recommended strategy services	
Workplace strategy fee	\$13,875.00
Building analysis, test fits & ROM budgets (per building)*	\$1,250.00
Leadership interviews (8) (optional)	\$4,250.00
Change Management	TBD based upon strategy outcome and scope of change
Additional services (TBD pending building selection)	
Phase 02 - Design development	
Phase 03 - Design documentation	
Phase 04 - Construction	

*For each building TUV SUD would like to entertain, we will charge \$1,250 per building to complete a building analysis, test fit and ROM budget

Approved By: _____

Date: _____



Terms and conditions

Owner's Responsibilities

A. Owner shall provide full information regarding the requirements and budget for the Project and Architect and its consultants and their respective representatives and agents (hereafter "Architect") shall be entitled to rely on the accuracy and completeness thereof. Owner, for its own benefit may, from time to time on its own or retain others to perform certain tests, inspections, and analyses or other information and materials for use by Architect. Architect may and is expected to rely on such tests, inspections, analyses, opinions, data, reports, materials and other information without the need for independent evaluation and/or verification. Moreover, Owner agrees to indemnify, defend and hold Architect harmless from any and all losses, damages, and claims of any nature which may in any way arise out of or in connection with the use by Architect of the tests, inspections, analyses, opinions, data, reports, materials and other information prepared by Owner or others and furnished to Architect in connection with this Project.

B. Architect's Scope of Services does not provide for continuous supervision or exhaustive inspection of the work performed by the Contractor or subcontractors.

C. If Owner or Contractor becomes aware of any discrepancies, errors, or omissions in the Contract Documents, or of any unanticipated job or site conditions, or of any fault or defect in the Project or nonconformance with the design documents, or of any proposed field revisions, prompt written notice thereof shall be given by Owner to Architect.

D. Owner has the responsibility for the cost of construction and any costs that vary from or exceed any estimates or budgets.

Contractor's Responsibilities

Architect shall be responsible only for the design shown in Architect's Contract Documents. Owner shall specifically hold Architect harmless from any and all claims or damages arising from or relating to the Contractor's failure to properly perform the work. Furthermore, Architect shall not be responsible for or have control over the means, methods, procedures of construction, dimensions, quantities or instructions for installation or performance of equipment or systems designed by the Contractor or site safety precautions employed by the Contractor

or subcontractors on the Project, which remain the sole responsibility of the Contractor.

Sign-Off

At each milestone, Unispace will seek sign-off documents produced in the delivery of the services provided for in the agreement with the Client. In signing-off these documents, the Client or its representative acknowledges the documents represent an accurate statement of the Client's requirements which, if subsequently varied by the Client or its representative, will be considered to be a variation to our services, the cost of which is payable by the Client upon receipt of a Service Variation Notice (SVN).

Standard of Care

Architect will perform services under this Agreement, consistent with that level of care and skill ordinarily exercised by members of Architect's and its consultants' profession, practicing under similar circumstances in the same or similar locality in the same period of time. No guarantees or warranties are included or intended in this Agreement or in any representation, opinion or otherwise of Architect. This representation and warranty are in lieu of all other warranties and representations, either express or implied.

Use of Architect's Documents

Documents prepared by Architect are Instruments of Service for use solely with respect to this Project. Architect retains all common law, statutory and other reserved rights, including the copyright thereto. Provided owner is not in default under this Agreement, and payment in full of all fees due, Architect will supply owner with a full, exclusive, non-revocable license to use the instruments of service. However, such documents are not intended or represented to be suitable for use by Owner or others on extensions of the Project, for completion or implementation of the Project by others, or any other project. Owner further agrees to waive all claims against Architect resulting in any way from unauthorized changes or use of the Instruments of Service or completion of the Project without Architect's involvement

Construction Administration Services

A. If Architect is required to assist Owner in bidding or in determining whether cause exists to terminate a contractor, pursuant to the terms of this Agreement or the construction contract, then Owner agrees to indemnify, defend and hold Architect harmless from any and all losses, damages and claims of any nature, which may in any way arise out of Architect's rendering of good faith advice to Owner on these topics.

B. Architect's visits to the construction site shall be for the sole purpose of becoming generally familiar with the progress and quality of the construction work within Architect's scope and to determine in general if the work, when completed, will be in accordance with the Contract Documents..

Termination, Suspension or Abandonment

A. In the event Architect does not receive payment when due, Architect, or Owner, may terminate or suspend services without breach of contract upon giving other seven (7) days written notice. In the event services are terminated or suspended, Architect has no obligation to deliver documents and any consequences (including delay) resulting from such termination or suspension are the sole responsibility of Owner. Architect shall be compensated for all services performed up to the date of termination together with all reimbursable expenses then due.

B. Failure of Owner to make payments to Architect in accordance with this Agreement shall be considered substantial nonperformance and is sufficient cause for Architect to either suspend or terminate services.

Limitation of Liability

There are a variety of risks which potentially affect Architect by virtue of entering into an Agreement to perform professional services on Owner's behalf. In order for Owner to obtain the benefit of a fee which does not need to account for unlimited risks, Owner agrees to limit Architect's liability to Owner. To the fullest extent permitted by law, the total liability of Architect with regard to the Project under any and all theories of liability shall be limited to the Architect's available insurance coverage for the Project. Limitations on liability provided in the Agreement are business

understandings between the parties and shall apply to all theories of liability, including negligence, strict or statutory liability, or any other cause of action.

No Personal Liability

No director, officer, shareholder, employee, representative or agent of the Architect or Owner shall have any individual liability to other.

Mutual Waiver of Consequential Damage

Each party waives consequential damages for claims, disputes or other matters in question arising out of or relating to this agreement.

No Third Party Beneficiary.

Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, any other person.

Insurance

A. Owner is obligated to carry adequate liability, property and fire insurance on the property where the Project is located for the duration of this Agreement and construction of the Project. Owner must present Architect with a certificate of insurance upon the signing of this Agreement.

B. Architect must carry & keep current insurance coverage, including worker's compensation insurance, general liability insurance, professional liability insurance. Architect shall provide Owner with copy of certificate of insurance, listing owner as additional insured.

Mediation/Litigation

A. In addition to, and as a condition precedent to litigation, the parties shall endeavor to settle claims or disputes by non-binding mediation, in accordance with the Construction Industry Mediation Rules of the American Arbitration Association then in effect, unless the parties mutually agree otherwise. Any mediation shall be conducted in Massachusetts.

B. If mediation fails to resolve the claims or disputes, then all claims, disputes or other

matters in question arising out of or related to this Agreement shall be determined in a court of competent jurisdiction located in Massachusetts.

C. This Agreement shall be governed by the laws of the Massachusetts.

D. Both parties specifically waive their right to a jury trial to resolve any and all claims, including but not limited to those sounding in contract, tort or statute, against the other arising out of or connected in any way to the Project or this Agreement because the parties hereto believe that the complex commercial and professional aspects of their dealings with one another make a jury determination neither desirable nor appropriate.

Limitation on Years to Bring Claim

Any and all claims and/or causes of action between the parties arising out of or relating to this Agreement shall be brought by either party within two (2) years of substantial completion of the Project or termination of this Agreement whichever is sooner.

Assignment of Claims

Neither party shall assign nor transfer its interest or any claim arising under or related to this Agreement, including interest in and claims for any moneys due or to become due, without the written consent of the other party. Any such assignment or transfer shall be deemed void and invalid, the assignee shall acquire no rights as a result of any such assignment and the non-assigning party shall not recognize any such assignment.

Access to Site

Architect shall have access to the Project site at all reasonable hours and shall be permitted to photograph the Project during construction and upon completion for its records and future use. Architect shall have the right to take photographs and make other reasonable promotional use of the Project, with owner's permission, and Architect shall be given appropriate credit on all construction signs or other promotional materials concerning the Project.

Hazardous Materials

Architect shall have no responsibility for the

discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances.

Hidden Conditions

The Instruments of Service are based on observable conditions. A condition is hidden if it is concealed by existing finishes or cannot be investigated by reasonable visual observation. In the event Architect, in the performance of the services, uncovers a hidden condition, Architect shall immediately bring condition to attention of the owner, but, Architect shall not be responsible for costs associated with repairing, restoring, removing or otherwise correcting said condition. Architect shall have no responsibility for hidden conditions or any subsequent damage to persons or property related to any hidden conditions.

Betterment

If due to Architect's breach of the standard of care, any required item or component of the Project is omitted from Architect's construction documents, Architect shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the Project or otherwise adds value or betterment to the Project. In no event will Architect be responsible for any cost or expense that provides betterment, upgrade or enhancement of the Project.

Payment Terms

50% of the payment shall be provided upon approval, and the remaining 50% upon completion.

Services Agreed Upon:

Client	Date
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Unispace	Date
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02 Your team

TÜV SÜD's team



Daniel Railton

Senior Associate, Client Relations

Daniel orchestrates complex national and international teams with a singular focus on client satisfaction to foster the development of long term professional relationships. Daniel has brought Unispace's unique design capabilities and methodology to bear on a wide variety of workplace types across North America to deliver projects with unparalleled speed, quality, and efficiency.



Albert de Plazaola

Global Director, Strategy

Albert is a strategy consultant with over 14 years of experience in people-centered design and change strategies for private and public institutions. By leveraging design thinking and a user-centric approach, Albert moves beyond the typical motivations to explore how meaningful change can occur to foster greater organizational responsiveness, adaptability and innovation.



Megan Campbell

Senior Associate, Strategy
LEED GA

As a workplace strategist, Megan is responsible for engaging closely with clients and stakeholders on various workplace projects, ranging from strategic planning, workplace strategy, space planning/programming and change initiatives. With a strong foundation in project management, Megan has provided her expertise to a range of corporate, public sector and non-profit clients. Her primary focus during engagements is understanding and extracting the client's organizational goals and cultural DNA. This effort enables Megan to develop and implement innovative and bespoke workplace solutions that align with business goals and provide value to the overall organization.



Elizabeth Spatola

Senior Associate, Design
NCIDQ

Elizabeth has worked with a variety of clients to create spaces that maintain each company's established history and culture while designing environments that are innovative, collaborative and flexible. She works with clients throughout the programming, space planning, and design process with a high level of design expertise, focusing on client satisfaction.



Andrew Horner

Project Manager

Daniel orchestrates complex national and international teams with a singular focus on client satisfaction to foster the development of long term professional relationships. Daniel has brought Unispace's unique design capabilities and methodology to bear on a wide variety of workplace types across North America to deliver projects with unparalleled speed, quality, and efficiency.



03 Additional services

Phase 02

Design Development

Project Establishment Meeting

Purpose

- Agree on overall project program.
- Agree on communication and reporting protocols.
- Agree on approval process for project milestones.
- Appoint and brief external consultants.
- Discuss building constraints and specific requirements.

Unispace Technical Project Manager Role

- Agree on a detailed schedule and budget.
- Identify critical items and milestone dates.
- Appoint, brief and coordinate other consultants (e.g. services, cost, structural, records management, technology, AV etc.).
- Work with the client to schedule and coordinate the interviews, inspections and meetings required to develop the project program.

Deliverables

- Detailed project schedule
- Outlined project cost plan
- Appreciation of communication and approval protocols
- Agreed approach to capturing the information required to develop the detailed project program

Detailed Briefing

Purpose

- Conduct interviews with key business unit leaders.
- Establish project headcount including strategic growth plans.
- Capture business unit work style and culture.
- Identify specific requirements, adjacencies and workflows.
- Communicate agreed project objectives with key leaders.

Unispace Technical Project Manager Role

- Manage ongoing scheduling and coordination of interviews, inspections and meetings required to develop the project program
- Further develop the cost plan.

Deliverables

- Development of the workplace model aligned to the project vision and objectives
- Typical working floor plans
- Atypical working floor plans

Create Project Brief Document

Purpose

- Develop summary document outlining the project objectives and requirements.
- Develop high level space requirements.
- Develop block and stack plans.
- Develop typical floor plan.
- Identify any unique business unit requirements.

Unispace Technical Project Manager Role

- Further develop the cost plan aligned to the project program.
- Coordinate the approval of the project program.

Deliverables

- Succinct, clearly articulated document which defines your requirements to be accommodated as a basis for developing a stimulating and rewarding work environment
- Preferred workplace model aligned to the project vision and objectives

Phase 02

Design Development

Concept Design

Purpose

- Develop overall concept design aligned to project objectives and vision.
- Develop sketch plans.
- Develop look and feel boards, colored plans and images.
- Develop project story.

Unispace Technical Project Manager Role

- Monitor the project delivery program.
- Continue to develop the cost plan.
- Organize, chair and minute plan design meetings.
- Appoint services and other suitable specialist consultants required for the projects.
- Brief secondary consultants on the requirements and critical success factors for the projects.

Deliverables

- A set of sketch plans that describes the space use and facilities required, as a basis for design development.
- A concept design that reflects the culture and market position.

Design Development

Purpose

- Refine the concept design with client input.
- Finalize finishes.
- Choose appropriate furniture and fittings to reflect the project theme.
- Develop 3D images.
- Develop flythroughs.
- Ensure engineering and building considerations are integrated in the design.

Unispace Technical Project Manager Role

- Call, chair and minute weekly consultant and group meetings.
- Monitor the project schedule.
- Monitor the project cost plan.
- Ensure the services and other consultants provide information in accordance with the project schedule.

Deliverables

- A set of fully developed sketch plans that describe the space use and facilities required, as a basis for construction documentation.
- A developed concept design that reflects the culture and market position of the client as a basis for construction documentation.

Initial Cost Plan

Purpose

- Prepare an initial cost plan.
- Group items line-by-line items under trade headings.
- Develop line-by-line specifications.
- Commence progressive budgeting.

Unispace Technical Project Manager Role

- Prepare preliminary brief for trades.
- Organize site visit with relevant trades and engineers, and request cost reports to verify the budget estimates.
- Incorporate return pricing into detailed costing document and produce a detailed cost report.

Deliverables

- Accurate alignment between design output and the target construction sum.

Phase 03

Design Documentation & Approvals

Architectural Documentation

Purpose

- Develop drawings and specifications for construction, building and city approvals including:
 - Furniture & finishes drawings
 - Reflected ceiling plans
 - Set out drawings
 - Millwork drawings
 - Elevation drawings
 - Finishes, furniture, door and component schedules
- Evaluate and sign off on prototypes and samples.
- Obtain environmental accreditation.

Unispace Technical Project Manager Role

- Monitor and adjust the project schedule.
- Monitor the project cost plan/ T.C.S.
- Obtain lessor consent to the details of this project.
- Organize, chair and minute all project and consultant coordination meetings.

Deliverables

- Completed construction drawings and specifications required to obtain:
 - Approval of relevant authorities
 - Competitive bids
 - Lessor approval
- An agreed lump sum cost to deliver the project on schedule

Engineering Documentation

Purpose

- Develop drawings and specifications for:
 - Mechanical/ HVAC
 - Electrical
 - Communications
 - Fire control
 - Elevators
 - Audio Visual
 - Structural
 - Acoustic

Unispace Technical Project Manager Role

- Brief selected MEP consultants and issue drawings.
- Respond to RFI's in a timely manner and liaise between the design team and engineers.
- Ensure any changes in required architectural or engineer specifications are documented.
- Overlay architectural and engineer documentation to ensure full coordination; advise and ensure adjustment where required.

Deliverables

- Completed and coordinated engineer drawings and specifications required to obtain:
 - Approval of relevant authorities
 - Competitive bids
 - Lessor approval
- An agreed lump sum cost to deliver the project on schedule

Sub-Contractor Bidding

Purpose

- Issue bid packages to approved sub contractors.
- Assemble and analyze returned bids.
- Present bid analysis summary and recommend sub contractors.

Unispace Technical Project Manager Role

- Prepare a list of contractors and suppliers suitable to bid for the project.
- Issue "for bid" documentation to preselected contractors/suppliers for bidding.
- Manage RFI's and provide responses in a timely manner.
- Implement any changes to plans as required and update the full bid panel.
- Evaluate & prepare recommendations for returned bids incorporating full tender analysis process of bid leveling to ensure the full scope is captured.

Deliverables

- Transparent process of bid receipt and leveling.
- Compliant and competitive quotes that orders can be placed against.

Phase 03

Design Documentation & Approvals

Statutory Approvals

Purpose

- Obtain construction permits.
- Obtain complying development certificates.
- Obtain other relevant certification and approvals.

Unispace Technical Project Manager Role

- Obtain statutory agreements and consents.
- Obtain lessor consent to the details of this project.

Deliverables

- Certification of compliance of design
- Approval to proceed to construction

Fixed Cost Plan

Purpose

- Finalize cost plan.
- Incorporate returned bid pricing.
- Lock down specifications.
- Make final adjustments before client agreement.

Deliverables

- Fully detailed cost plan incorporating trades costs
- Scope clarification that is approved for contract.

This phase is undertaken and continuously reviewed by the Technical Project Manager.

Lump Sum Contract

Purpose

- Submit lump sum contract.
- Finalize fixed price & specification.
- Finalize construction schedule.
- Agree to terms.
- Execute the contract.

Unispace Technical Project Manager Role

- Prepare and negotiate contract documentation/terms.

Deliverables

- Risk of design and budget is assumed by Unispace.
- Initiate the construction process.

Phase 04

Construction

Construction Lead In

Purpose

- Attend site establishment meetings and liaise with project team regarding required information.
- Promptly respond to Requests for Information (RFI's).

Unispace Technical Project Manager Role

- Notify contractors of appointment and update landlord and other stakeholders as necessary.
- Inspect and verify all contractor insurances are current and up to date.
- Monitor contractor procurement schedule to ensure all orders are being placed in a timely manner.
- Manage the RFI's throughout.

Deliverables

- Coordinate site establishment in accordance with the project schedule.

Site Establishment

Purpose

- Review shop drawings.
- Evaluate and sign-off prototypes and samples to set standards of workmanship and materials for the project.

Unispace Technical Project Manager Role

- Ensure all contractors' health and safety documentation has been issued.
- Review the site set up, and ensure it complies with the regulations.

Deliverables

- Benchmarks for quality are established and managed.

Construction Works

Purpose

- Attend weekly meetings.
- Answer RFI's throughout construction.
- Conduct general inspection of construction throughout for quality and accuracy.
- Create defects list and inspect for completion.
- Provide on site supervision.

Deliverables

- The completion of new premises ready for occupation and where practical, all construction defects rectified.

Phase 04

Construction

Client Occupancy

Purpose

- Prepare 'as built' drawings for your records.
- Assist in obtaining warranties and service agreements for your records.

Deliverables

- Fully documented specification of finished product.

Post Occupancy Works

Purpose

- Conduct post occupancy survey.
- Document, issue and collate responses to post occupancy review.
- Evaluate defects that may arise in use within first three months of occupation.
- Inspect the property at the end of the defects liability period ensuring that all defects items are closed out.

Deliverables

- Finalization of the project as a fully functioning work environment.
- Recommendations on any fine tuning required to optimize the effectiveness of the completed premises.





04 Case studies

Boston Scientific

Multiple Locations, Worldwide



SIZE

from 5,000 to 200,000 sqft
from 450 to 18,580 sqm

INDUSTRY

Pharmaceutical / Bio
Manufacturing / Agriculture

SERVICES

Strategy
Design
Delivery

REPRESENTATIVE LOCATIONS

Alpharetta GA, USA
Spencer IN, USA
Santa Rosa CA, USA
Valencia CA, USA
Maple Grove MN, USA
Arden Hills MN, USA
Coventry RI, USA
Belo Horizonte, Brazil
Chapeco, Brazil

Our global presence informs local understanding to enable Boston Scientific's staff to focus on their mission rather than office logistics.

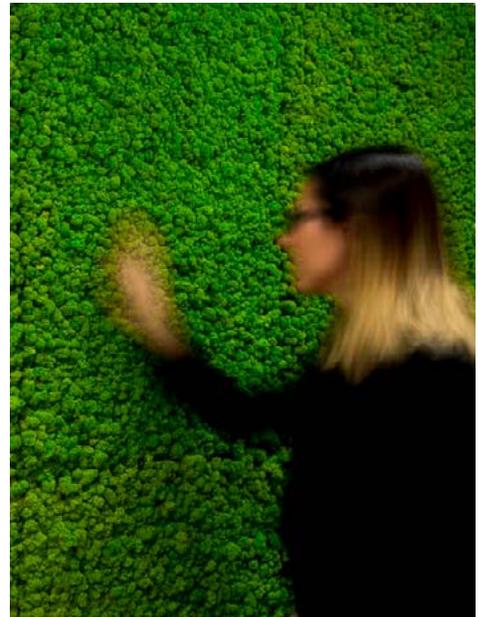
As a worldwide developer, manufacturer and marketer of medical devices, Boston Scientific has offices across the globe with widely ranging cultures. Their mission is to transform lives through innovative medical solutions, however their disjointed offices were becoming a hindrance, lacking in technology, collaborative spaces and the open dynamic environment that they need to compete in their changing industry.

Using our unique methodology, we looked at how we could bring more interaction and unity to their spaces across the world. Through various leadership workshops, test-fits, scheduling, and budgeting, Unispace teams worked with Boston Scientific to establish spaces that would satisfy their current and long-term needs. By pairing local teams with global oversight, we brought an understanding of local design and delivery practices to their workplaces, also incorporating global standards.

With emphasis on flexibility, we incorporated informal, communal, and open spaces into our designs to promote interaction, communication, and brainstorming while more formal areas were added for confidentiality and privacy. Each space includes tools and technology to support collaboration and encourage cross department interaction. To enhance productivity and a sense of well-being, natural light was integrated as much as possible.

AWARDS

2018 Global Supplier Achievement Award, Boston Scientific
2018 Sydney Design Awards Gold - Interior Design - Corporate & Commercial



Confidential Medical Technology Co.

Multiple Locations, Worldwide



REPRESENTATIVE LOCATIONS

Andover MA, USA

117,000 sqft

10,900 sqm

Kuala Lumpur, Malaysia

Singapore

INDUSTRY

Pharmaceutical / Bio

SERVICES

Strategy

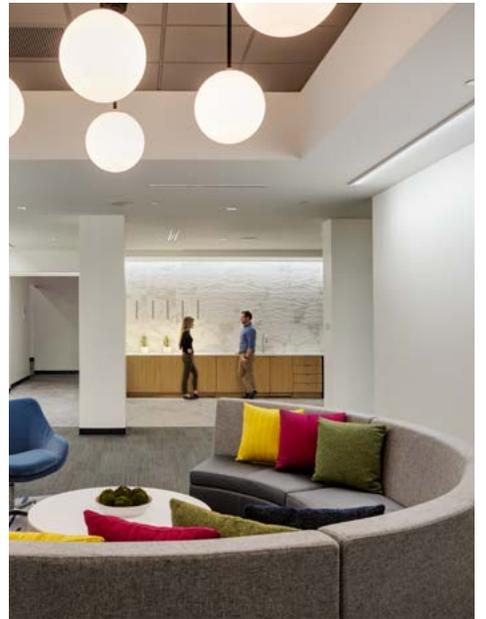
Design

Open planning, amenities, and branding combine to refresh this pharmaceutical company's headquarters facility with collaboration tools that truly support its mission.

This pharmaceutical company develops advanced medical devices for healthcare professionals around the world. They have a track record of bringing innovative new products to market that provide better clinical outcomes for patients and save costs for healthcare providers.

Building off a mission of people-centered innovation and cost savings, we are assisting them with the renovation of their current headquarters facility to create a vibrant, collaborative, fresh space.

With a growing workforce, the company needed to maximize space utilization and refresh their office standards with new technology and progressive space planning to increase employee productivity and wellness. We are centering our approach around this, as well as aligning work groups and departments, redesigning office sizes, and refreshing furniture to be more functional.



Desktop Metal

Burlington MA, USA



SIZE

39,000 sqft

3,600 sqm

INDUSTRY

Technology / Communications

Manufacturing / Agriculture

SERVICES

Design

Delivery

To help shape the future for this ground-breaking startup, we created a collaborative and flexible mecca that empowers teams to revolutionize the 3D printing industry.

Desktop Metal creates cost-effective and accessible 3D metal printers unlike anything on the market. As a fast-growing company vying for top industry talent, they needed a space that reflects their vibrant brand, facilitates growth and fits the diverse workstyles of their people.

When the project began, the space was just exterior walls and ceiling, devoid of even MEP infrastructure. We took this blank canvas and fully-designed a quintessentially open environment with soaring ceilings, breakout spaces and writable walls throughout.

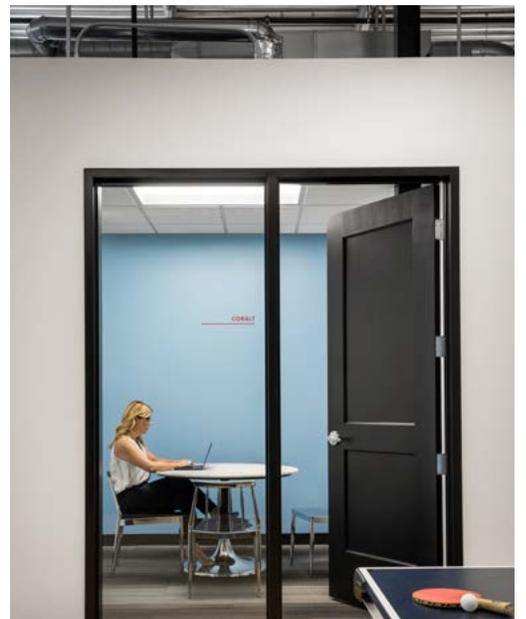
As an R&D-focused company, workstations are adjacent to the lab space where testing and prototyping occur. Large glass windows connect the two spaces and serve as a conduit for cross-team engagement.

Applying a unique, long-term perspective of the built environment, the entire office and lab were networked for data and power despite the space not being completely

occupied at completion. This offered Desktop Metal the flexibility to grow swiftly, simply plugging in and adding furniture components as team members joined.

To support growth, we included an option to expand into an adjacent, unoccupied part of the building and created a circulation plan and functional areas that could easily flow from their current space, if needed. Desktop Metal swiftly outgrew the original space and this foresight and careful planning saved what could have been a very costly and lengthy expansion and reconfiguration.

Conceptually, the space references the metal that is the company's foundation as well as raw materials such as wood, brick, and steel I-Beams as accents. Soft home-like furnishings add balance to the industrial look, while dynamically angled lighting creates interest and movement, offering a welcoming and inspiring feel.



Think Create Make