# **Cell Therapy Facility**

Leiden, Netherlands

Arcadis executed full Project Design for a new 23,000m<sup>2</sup> multi-product Cell Therapy Facility (CTF) comprising four drug substance and two drug product filling suites with supporting utilities labs, offices and logistic facilities.

# The challenge

Arcadis was commissioned to provide Market intelligence studies, local permitting, site due diligence, and execution strategy for 3 potential locations in Europe, including Engineering, Procurement, Construction Management (EPCM) for a selected site in the Netherlands. The potential sites included retrofit and greenfield options and investigation of vertical and horizontal design philosophies.

## The solution

The execution strategy prioritized a fast-track approach to deliver APH Receipts, Isolation, and Cryopreservation, along with supporting facilities, ahead of the main manufacturing suites through a two-phased project approach. Following the selection of the preferred site, Arcadis undertook the concept design and initial environmental permitting tasks. In 2020, Arcadis began providing EPCM services to design and construct the facility.

# Impact delivered

This 23,000 sq/m facility is designed with Environmental Sustainability at its heart. The facility is designed to meet the BREEAM 'Very Good' criteria. Our target was to have green energy sources from day one, zero waste to landfill, no fossil fuels on site and the lowest GWP possible.

Ill Bristol Myers Squibb

- Wind Farm Generated Electricity Supply supplemented by a 5,000 SF roof mounted Photovoltaic Panel Array.
- Heat Recovery System generating Low Pressure Hot Water from exhaust air streams.
- Recyclable refrigerants with no chlorine and zero ozone depletion impact.
- A fully integrated Building Automation System that monitors and regulates primary utilities based on conservation.
- 2.5MW/2.5MWh Battery Energy Storage System (BESS) providing backup power functionality to the site.
- Strategically positioned glazing facilitates natural convectionbased air conditioning within large atrium spaces.

#### Client Bristol Myers Squibb

# Products & services

Site Selection Feasibility Study EPCM

## **Project dates**

Started: 2022 Completed: 2024

Histol Myers Squibb