



Office to PC2

When Biosafety becomes an opportunity

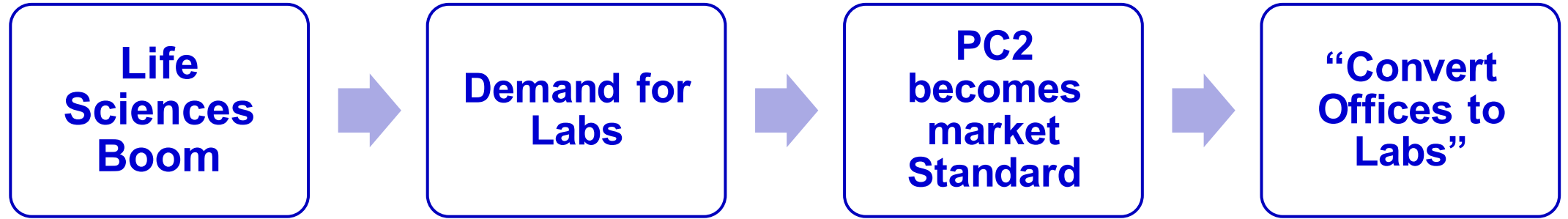


Rob Danko

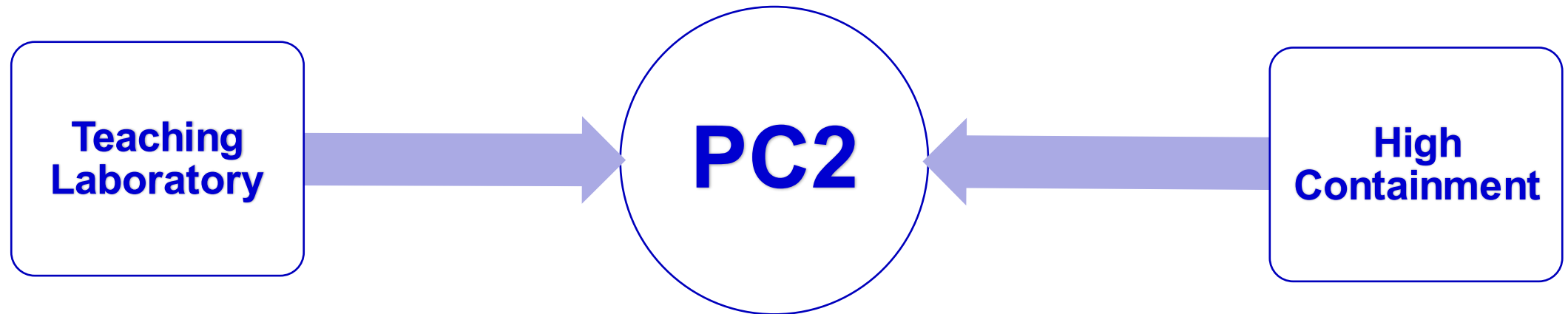
Associate Director | Life Sciences
ADP Consulting

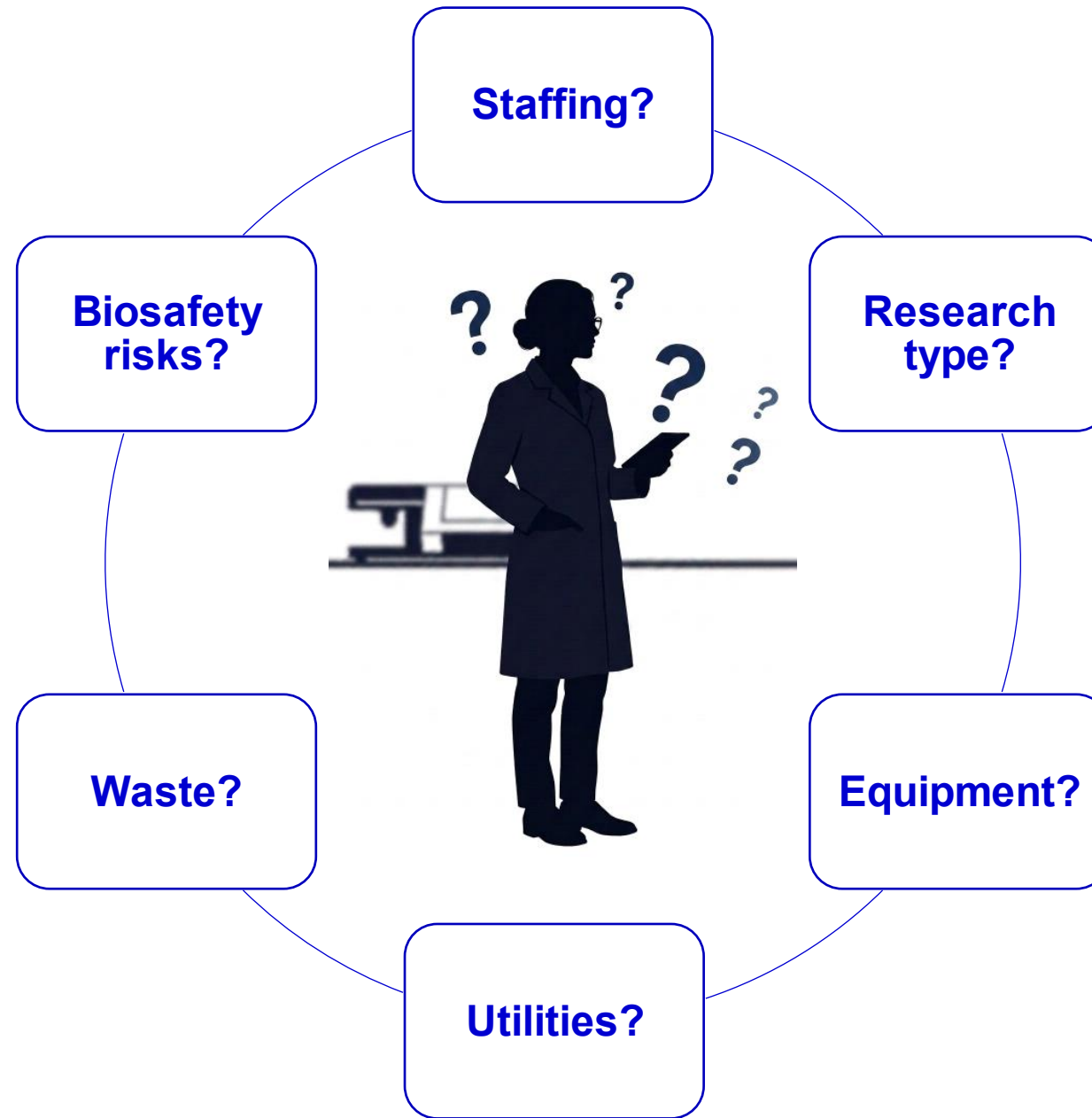


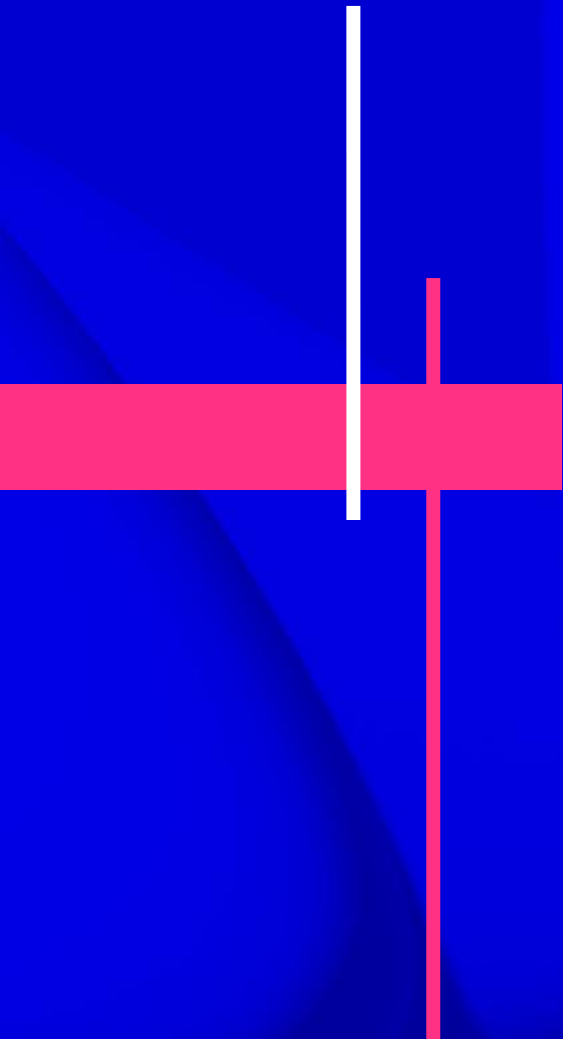
From Vacancy to Viability
Converting Commercial Offices into PC2 Laboratories.



PC2 = THE SWEET SPOT

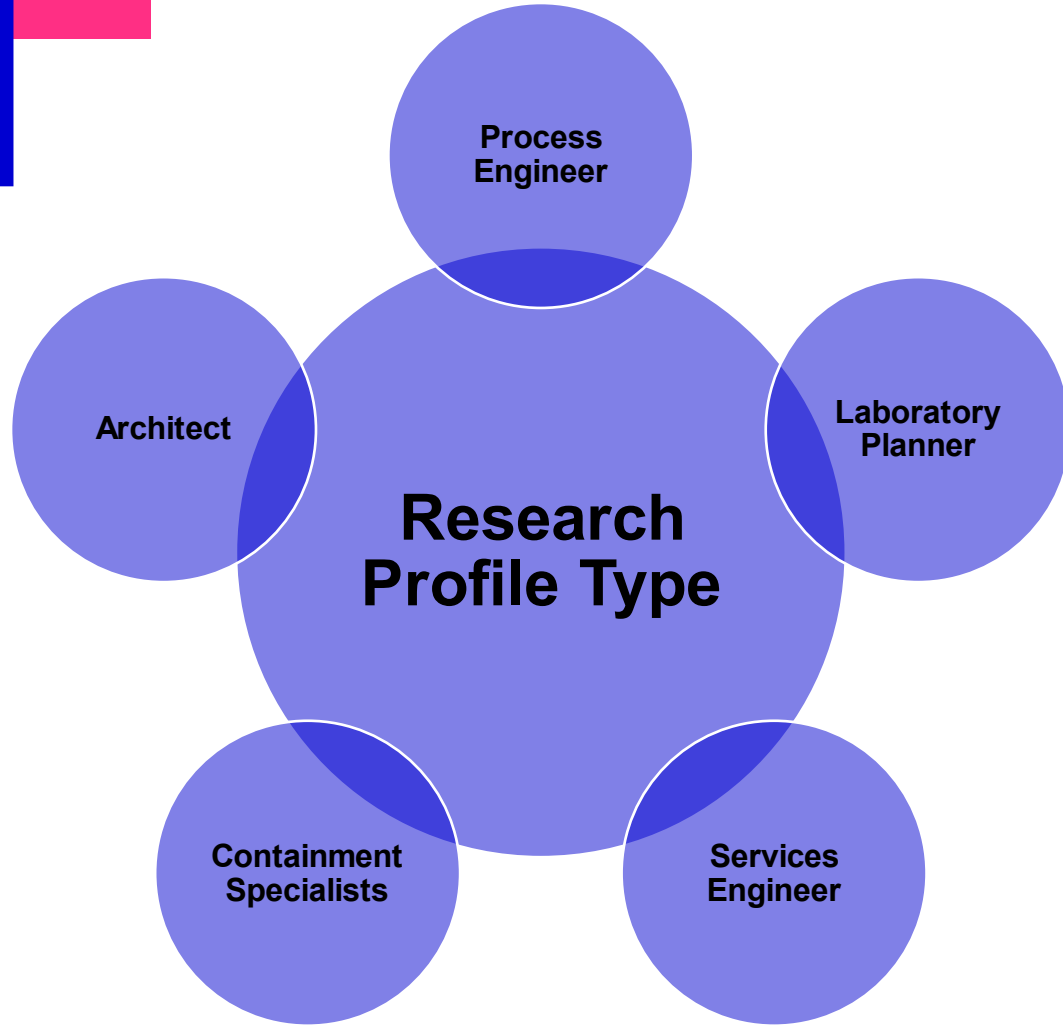






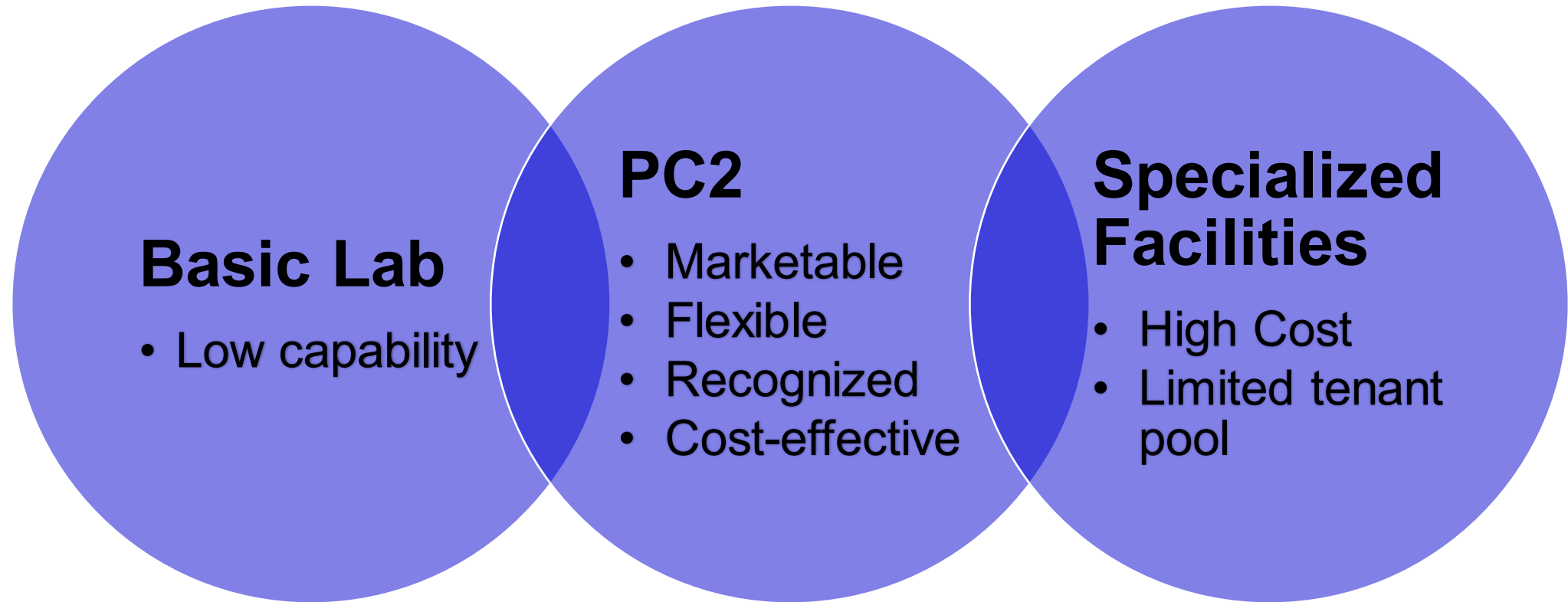
How do you create a facility that is attractive to a broad laboratory market without spending money on services that may never be used?





Replacing Assumptions with Research Profiles

Profile	Typical Need
Molecular Biology	Bench intensive
Microbiology	PC 2 Compliance
Cell Culture	High equipment density
Diagnostics	Flexible Workflows





Floor to Floor Height

Power & Backup Power

Outside air & Exhaust

Heating & Cooling

Water & Trade Waste

Laboratory feasibility is often determined by infrastructure, not floor area

Change of Use & Fire

Dangerous Goods

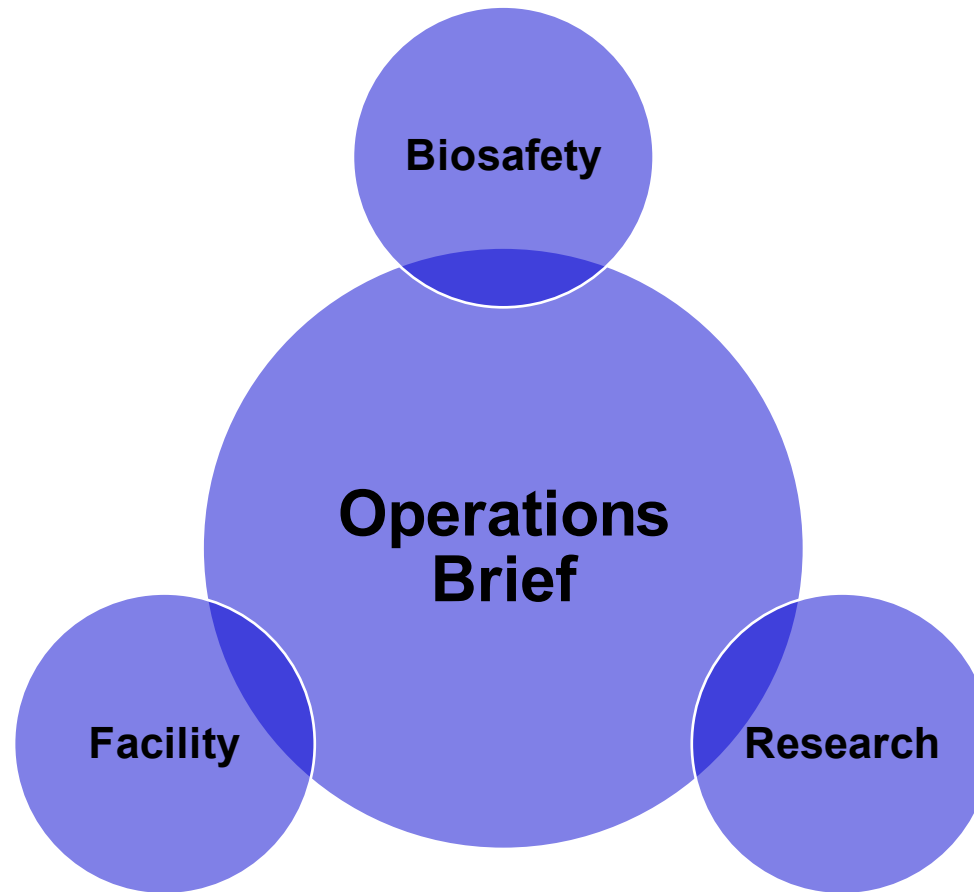
Tenant Strategy

Equipment Transport

Lift Capability

Vibration & EMI

The most expensive project risks are usually the ones identified too late.



Infrastructure enables the laboratory. Operations define it.

Case studies

Inner Sydney



19,000sqm GFA

3,500sqm PC2 Space + associated offices

16 story building

5 top floors PC 2 laboratories

Challenges

Tenant Unknown | Infrastructure provisions | Commercial levels below the labs
Currently in construction

Existing building



Existing 7 story office/commercial building

Bespoke fit out and services

New PC2 laboratories on 3 levels and basement

14,000sqm GFA

4,000sqm PC2 Space + associated offices

Challenges

Tenant Unknown | Highly Constraint Services and Floor heights |
Bespoke design resulted in operational complexities | Project did not proceed |
Target tenant difficult to identify | Operations and flexibility heavily constrained
| High investment and major building works required to enable building

WHO?

Research Profile

Understand the likely science.

CAN IT?

Early Engineering Advice

Verify the building can support it.

HOW?

Operations Brief

Define how the facility will operate.

Successful laboratory conversions answer all three questions early.



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