

Life Science, Pharma and Bio Portfolio

Team Experience

Pharmaceutical Companies

Alfasigma USA, Inc. | Bedminster, NJ

Fidia Pharma USA, Inc. | Florham Park, NJ

Lonza | Morristown, NJ

Scynexis | Jersey City, NJ

Shionogi Pharmaceutical, Inc. | Florham Park and Madison, NJ

Johnson & Johnson Headquarters | New Brunswick, NJ

QPharma, Inc. | Morristown and Cedar Knolls, NJ

Sanofi-Aventis Research Campus | Bridgewater, NJ

Bristol-Myers Squibb | Pennington, NJ

QRxPharma Inc. | Morristown and Cedar Knolls, NJ

Aerie Pharmaceuticals | Bedminster, NJ

Amarin Pharmaceuticals | Morristown, NJ

Bioscience Companies

Vitamin Shoppe Headquarters | Secaucus, NJ and regional office | New York, NY

IMS Health Headquarters | Warren, NJ & regional offices

Arix Bioscience | New York, NY

Solvay | Saddle Brook, NJ

Perceptive Bioscience | New York, NY

Bellerophon | Warren, NJ

Regado Bioscience | Basking Ridge, NJ

Roka Bioscience | Warren, NJ

Bio-Reference Lab | Morristown, NJ

Medical Laboratory/Bio-Science Facilities

Scynexis | Jersey City, NJ

Celanese | Bridgewater, NJ

Arix Bioscience | New York, NY

Perceptive Biosciences |

Bellerophon | Warren, NJ

Regado Biosciences | Basking Ridge, NJ

Roka Bioscience | Inc., Warren, NJ

Bio-Reference Lab | Morristown, NJ

Lab Corporation | Morristown, NJ

SUNY Downstate Hospital | Brooklyn, NY

Medical Implant/Equipment Groups

NuVasive, Inc. | Paramus, NJ

ArjoHuntleigh Healthcare | Eatontown, NJ

Maquet Medical Group | Bound Brook, NJ

Zimmer Innovative Trabecular Metal Technology | Cedar Knolls, NJ

Siemens Medical Solutions | Princeton and Iselin, NJ

Projects w/ Medical Components

Peapack-Gladstone Ambulance Squad | Peapack, NJ

Spectrum for Living | Westwood, NJ Closter and Teaneck, NJ

Testing and Certification Facilities, Research and Lab Facilities

With elaborate technological requirements and coordination with multiple regulatory agencies to ensure conformance.

Spectra Gases | Alpha, NJ | Now part of The Linde Group

Team Experience

Testing and Certification Facilities, Research and Lab Facilities Cont'd....

SGS Engineering | Fairfield, NJ and Carteret, NJ

Stevens Institute of Technology, MacLean Building | Hoboken, NJ

Stevens Institute of Technology, Burchard Building | Hoboken, NJ

Melick-Tully and Associates, P.C. | South Bound Brook, NJ

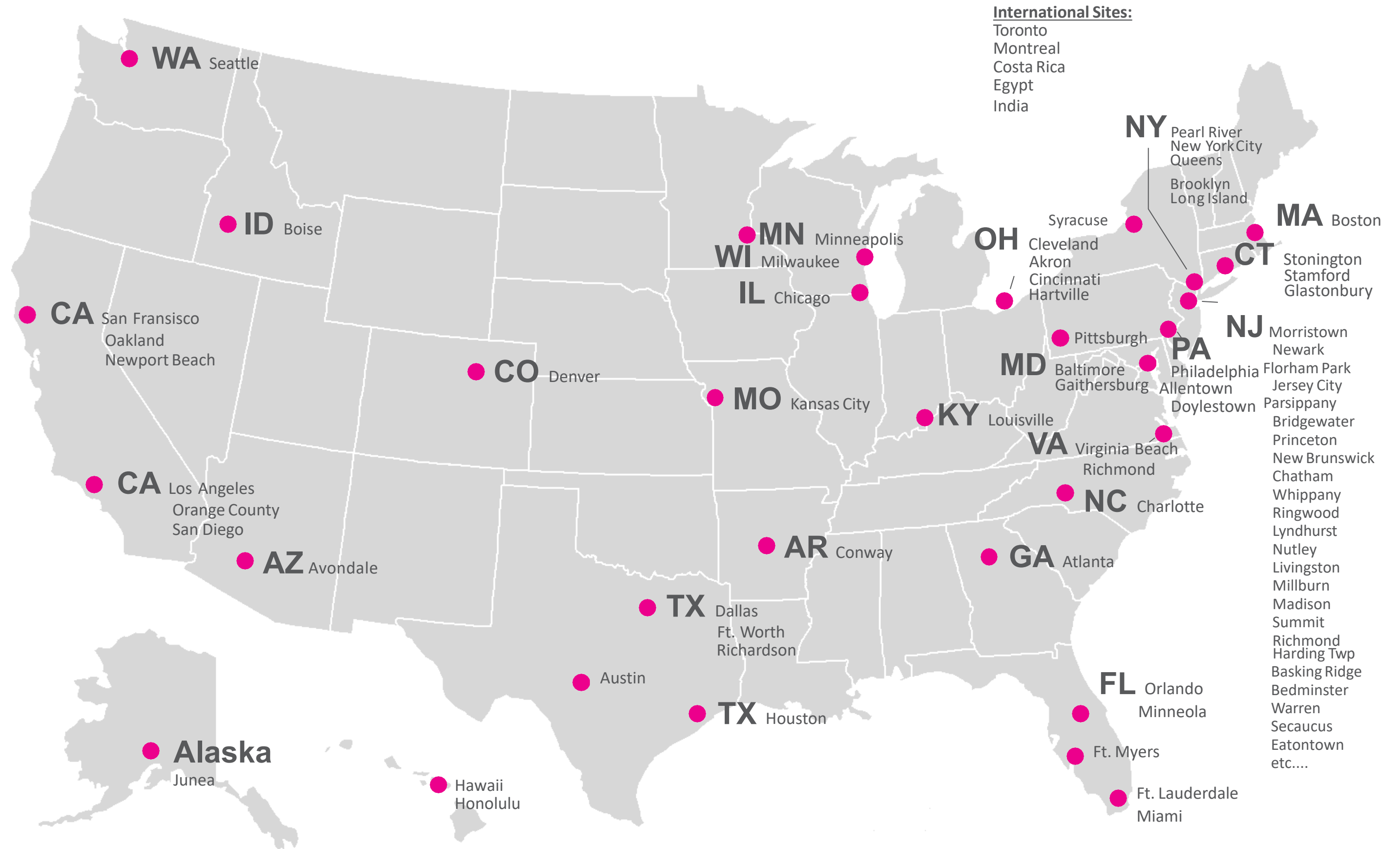
Environmental Engineering Facilities

URS Consultants | Gaithersburg, PA

CMX/Schoor DePalma Engineering Offices | Manalapan and Parsippany, NJ

BEM Environmental Engineering Corp. Headquarters | Florham Park, NJ

Our National Project Footprints



Kimmerle Group is a multifaceted architectural design, real estate planning and development firm consisting of six affiliated divisions with complementary specialties.

Our headquarters is based in Harding Township, NJ, with offices in New York City and Stonington, CT.

Our affiliated subsidiaries represent a broad range of design and real estate service offerings:

KIMMERLE NEWMAN Architects

Thirty-year long architectural & interior design practice

KIMMERLE Workspace

Twenty-eight-year long product & equipment purchasing agent

KIMMERLE Urban Studio

Research based real estate, planning & urban design services

KIMMERLE Project Management

Services to corporate, medical & public entities

KG Real Estate Services

Real estate development & management company

KIMMERLE Branding

Branding & image creation for public & private entities

35 Years of proven track record

30+ Staff & support team members

Ongoing Projects nationally

FL CA NY AZ NJ IL

Int'l Projects

Canada, India, Egypt, Costa Rica

Leadership



Paul Newman-Lead Principal

Architecture & Design



Kaitlyn Vazquez-Project Architect



Emily Harker – Sr. Interior Designer



Brooke Ennis – Sr. Interior Designer

Service Approach

Full-Service Platform



Start - - - - - Occupancy

Architecture Timeline:



Programming & Visioning

- Group Interviews & Counts
- Detailed Counts, Needs Assessment & Summaries
- Identify Values for Office & Culture
- Identify Look & Feel of Space



Schematic Design

- Test Fits & Space Plans
- Concept Approach Development
- Code Issue Review
- Work Letters for Specific Candidate Sites, Lease Review
- Budget Analysis Schedules
- Candidate Site - Due Diligence



Design Development

- Technical Requirements
- Technical Design
- Interior Design (Materials, Colors)
- Lighting



Construction Documents

- Technical Drawings
- Technical Specifications
- Bid, Permit & Building Uses
- Documentation of Other Scopes



Construction Phase

- Bidding & Reviews
- Construction Administration



Completion

- Punch List Follow-up
- Closeout
- Post- Completion Review

Optional Services

Furniture / FFE

- Detailed Furniture Requirements
- Standards Development
- Detailed Pricing Leveling

3.12.17

**Big Time Products, LLC
Staff & Support Summary Program**

Staff Summary

	Office Exec 15x25 375	Offices 15x20 300	Office 10x15 150	Workstation 88 64	Reception in room sf	Total
	1	5	19	79	1	104
Total Staff Count	1	5	19	79		104
Subtotal Staff SF	150	1500	2850	5056		9556
circulation factor: 1.45						
Total Usable SF projected	218	2175	4133	7331		13856

Support Areas

	qty	size	sf	total
reception area-desk, seating, coat closet, 4 chairs	1	20x20	400	400
IT-computer room	1	10x15	150	150
storage	1	10x15	150	150
files along workstations	40	1.5x3	4.5	180
large conf. room-20 seats with space for fixture display wall	1	20x30	600	600
conf room-12 person	1	15x20	300	300
conf room-8 person	1	12x15	180	180
showroom	1	20x15	300	300
design center	1	20x20	400	400
lunchroom, 3 tables, WC, ref, dw, coffee, microwave	1	20x20	400	400
closets	2	2x5	10	20
mail/supply	1	12x15	180	180
copy/printer alcoves	2	3x6	18	36
subtotal				3296
circulation factor: 1.40				
Total Usable SF projected support area				4614

Projected Total Usable SF Staff and Support Area Needed:

18471 Usable SF

Projected Rentable SF, assuming a 1.21 add-on factor

22349 Rentable

Case Studies

Relevant Work Experience

Relevant Work Experience

Project

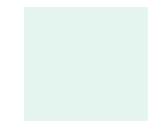
Japan Tobacco International | Teaneck, NJ



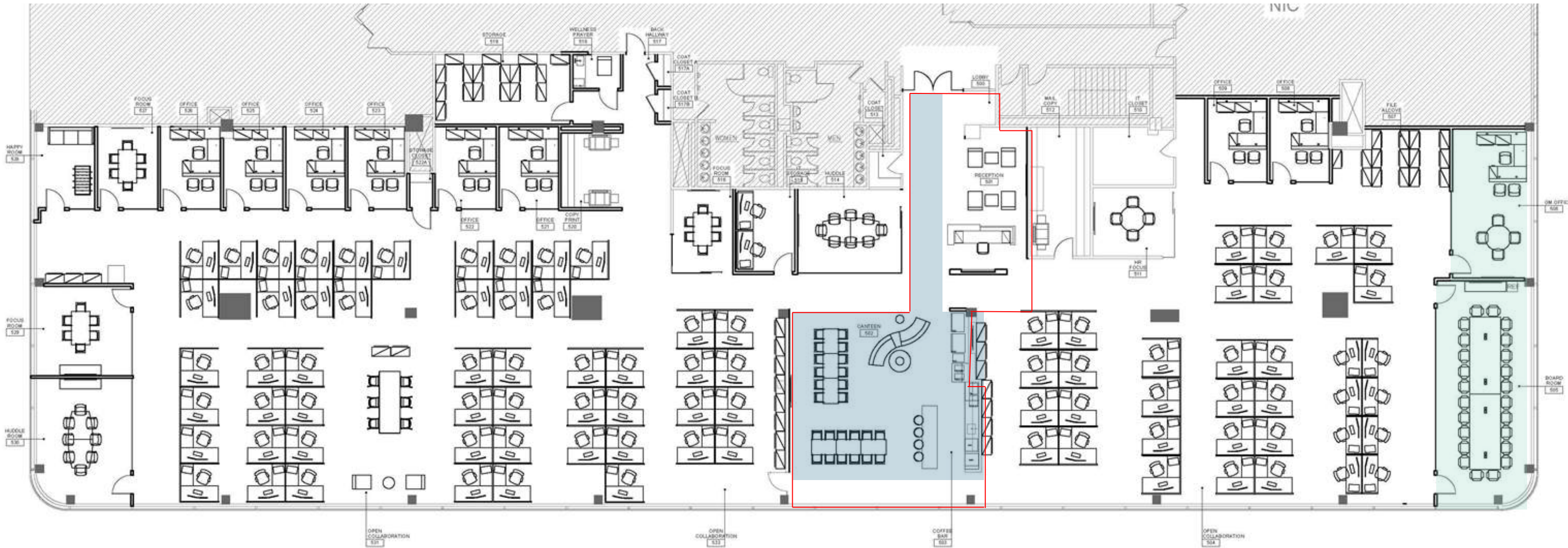
Exposed Ceiling



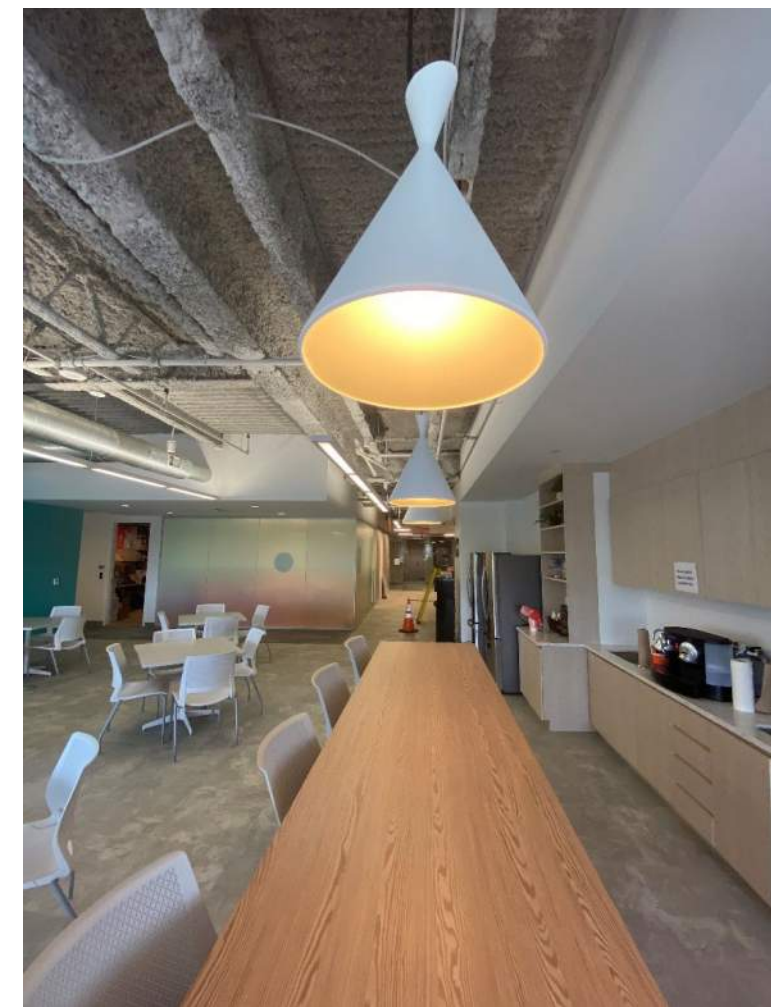
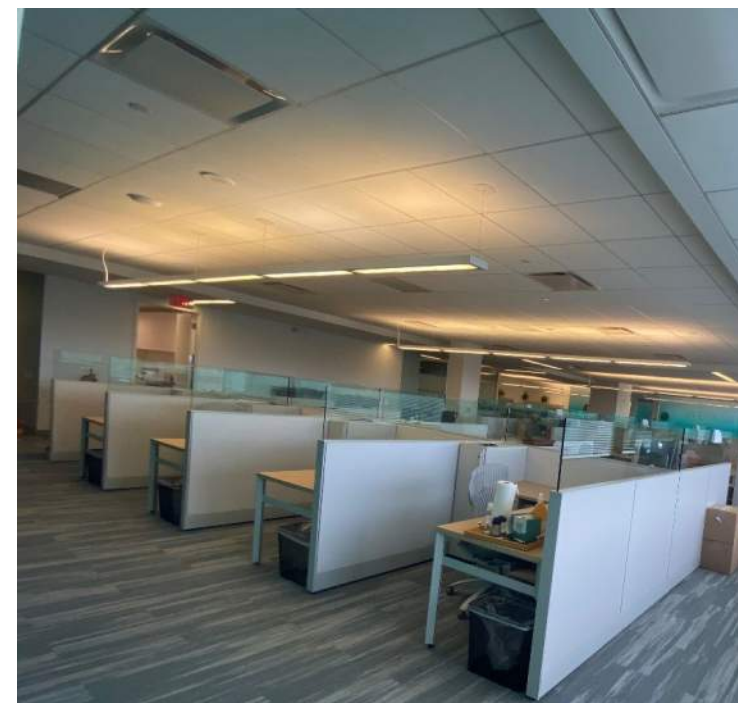
Flooring Transition (Concrete or LVT Alternate)



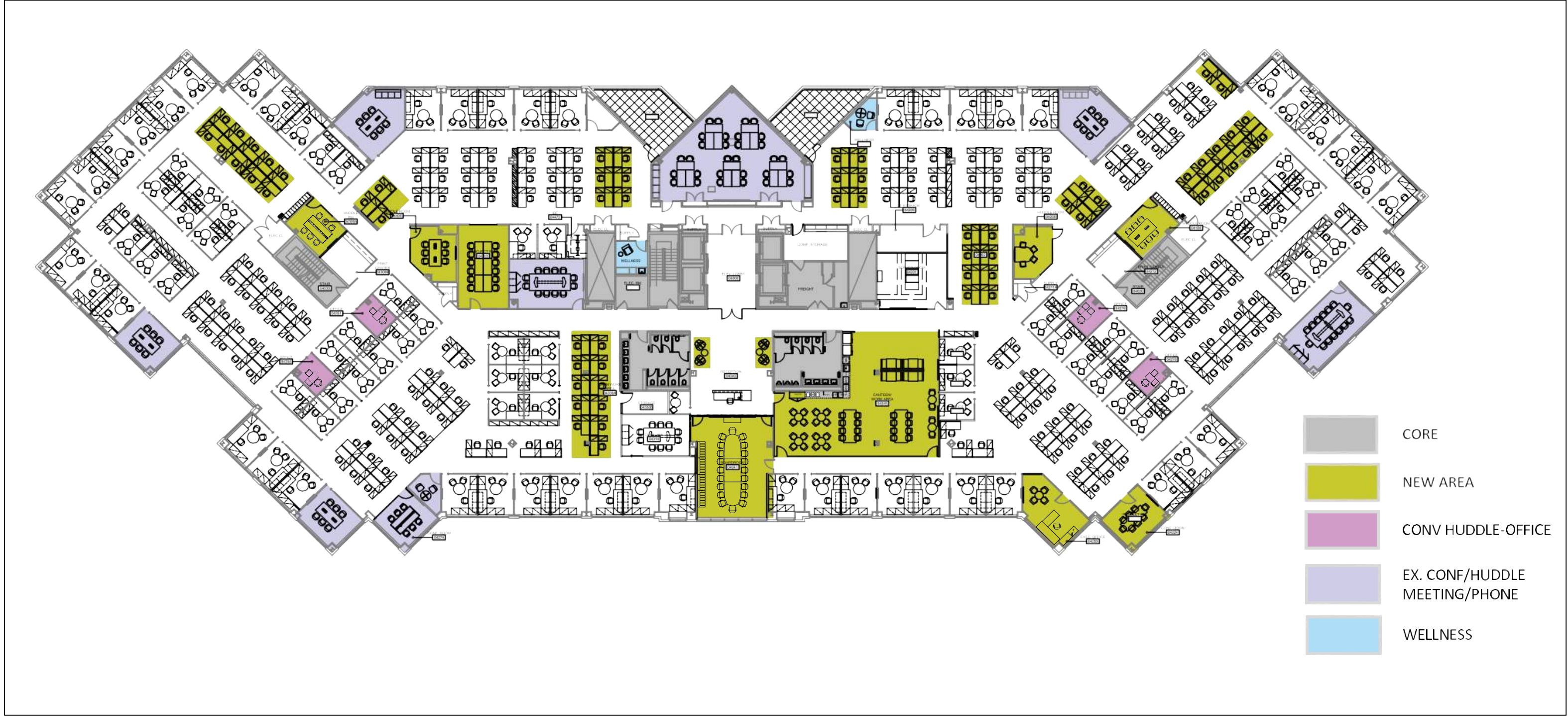
Accent Carpet



Relevant Work Experience
Project
Japan Tobacco International | Teaneck, NJ



Relevant Work Experience
Project
Shionogi | Florham Park, NJ



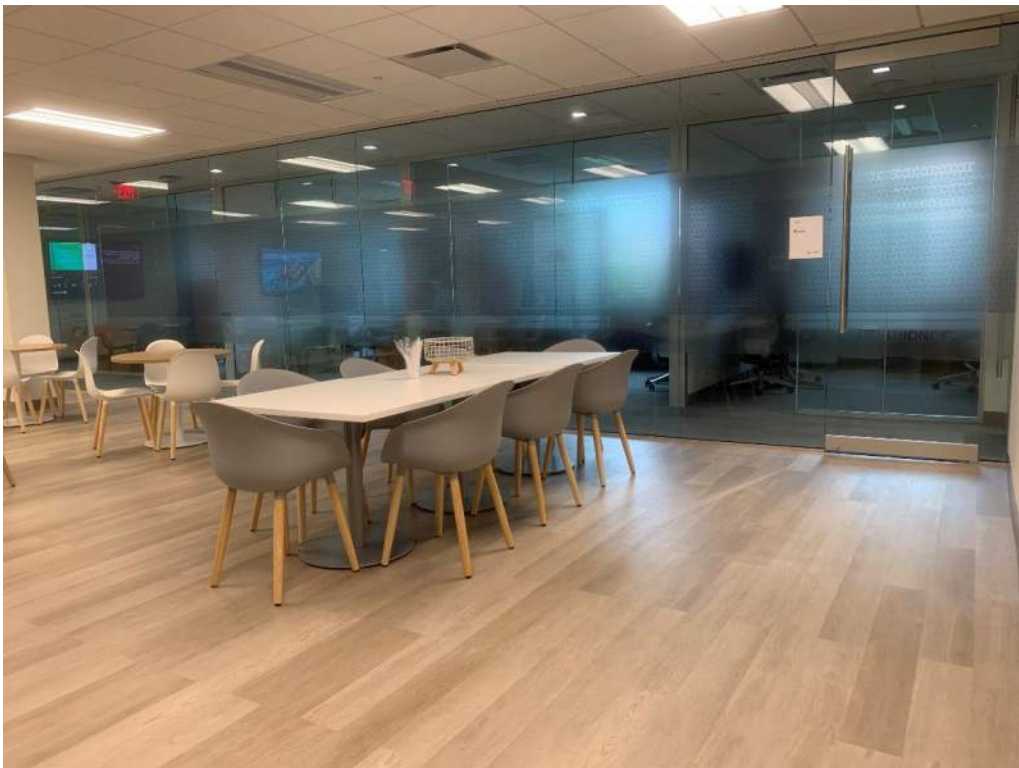
Relevant Work Experience
Project
Shionogi | Florham Park, NJ



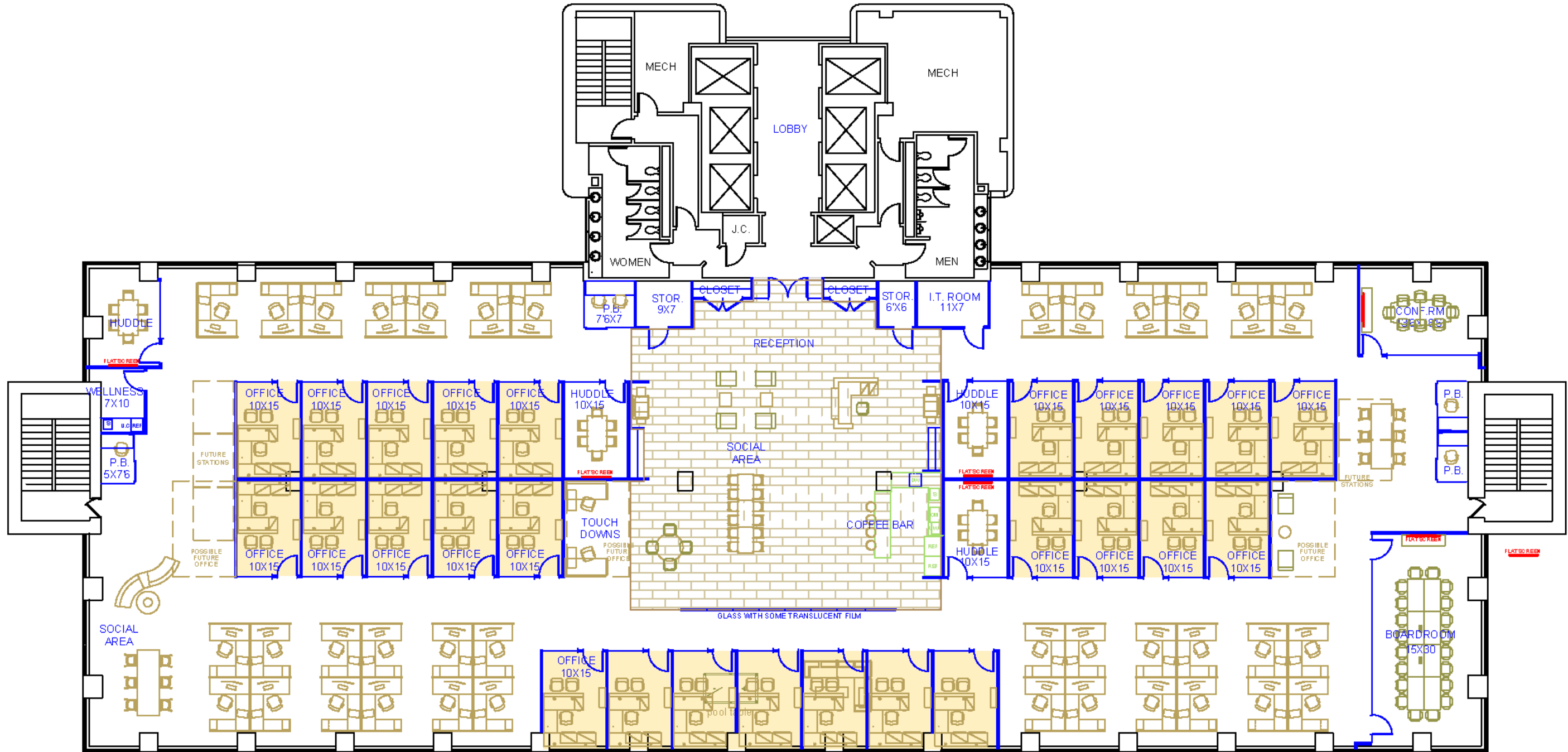
Relevant Work Experience

Project

Shionogi | Florham Park, NJ



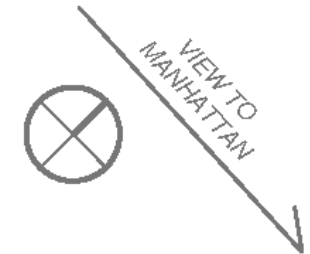
Relevant Work Experience
 Project
 Scynexis | Jersey City, NJ



Scynexis
13th Floor
 1 Evertrust Plaza
 Jersey City, NJ
 11.24.17

15,264 USF
 19,275 RSF

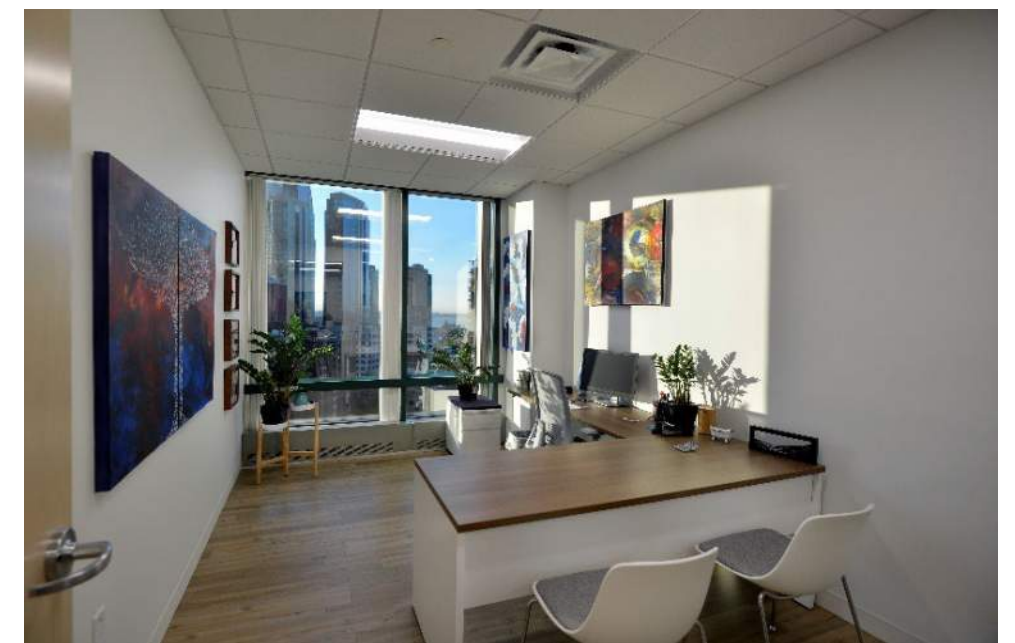
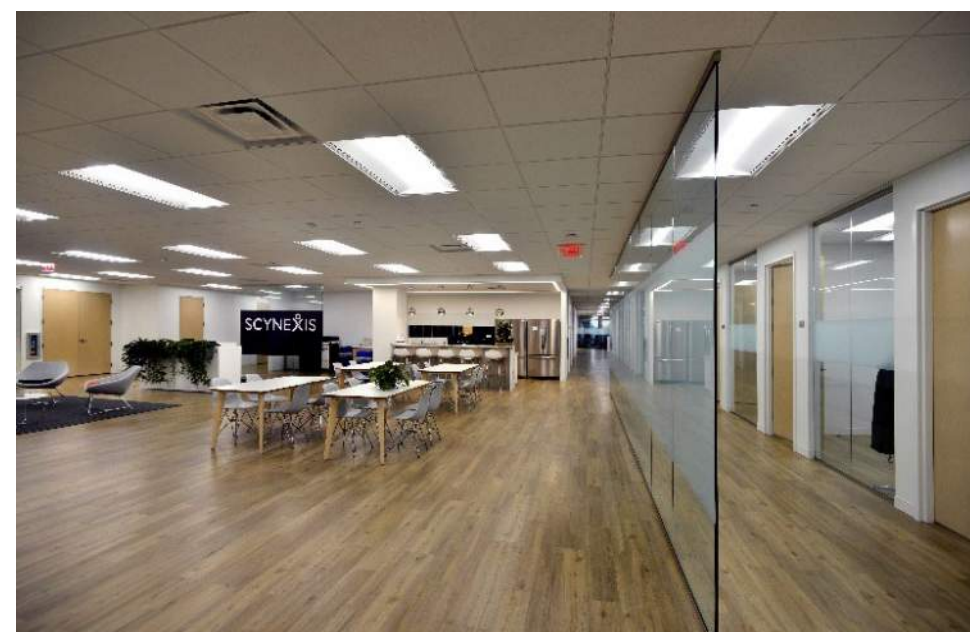
WORK AREA	
A. OFFICES	26
B. RECEPTION	1
C. STATIONS	37
TOTAL	64



Relevant Work Experience
Project
Scynexis | Jersey City, NJ



Relevant Work Experience
Project
Scynexis | Jersey City, NJ



Relevant Work Experience

Project

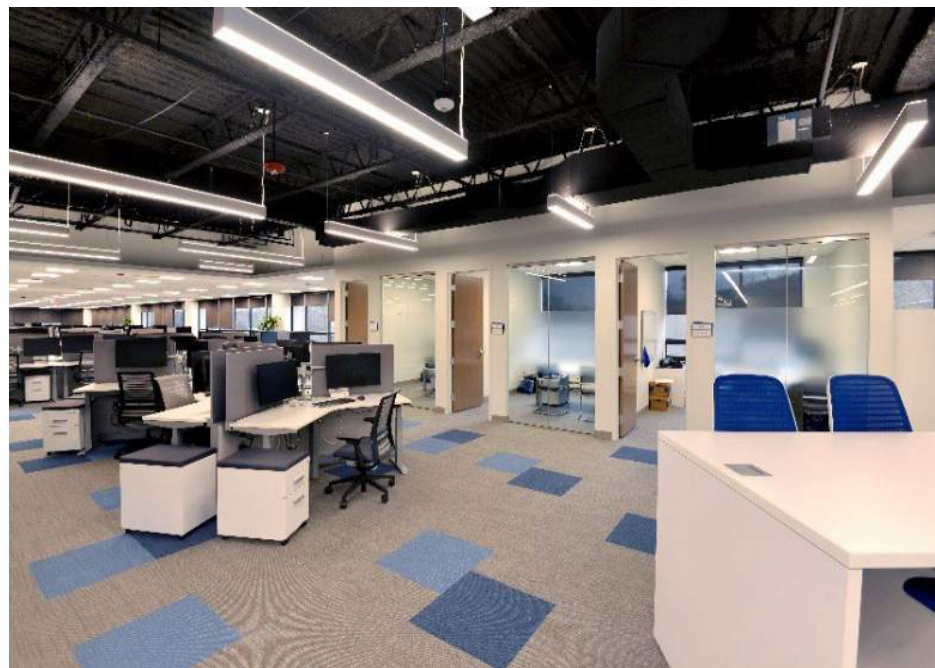
Lonza Headquarters | Morristown, NJ



Relevant Work Experience

Project

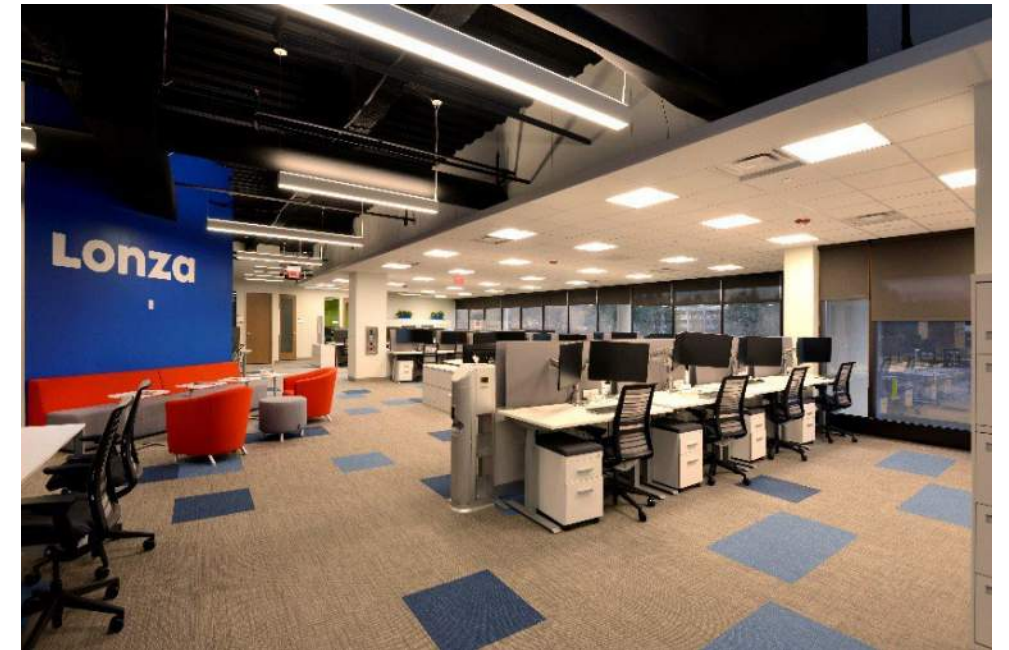
Lonza Headquarters | Morristown, NJ



Relevant Work Experience

Project

Lonza Headquarters | Morristown, NJ



Relevant Work Experience

Project

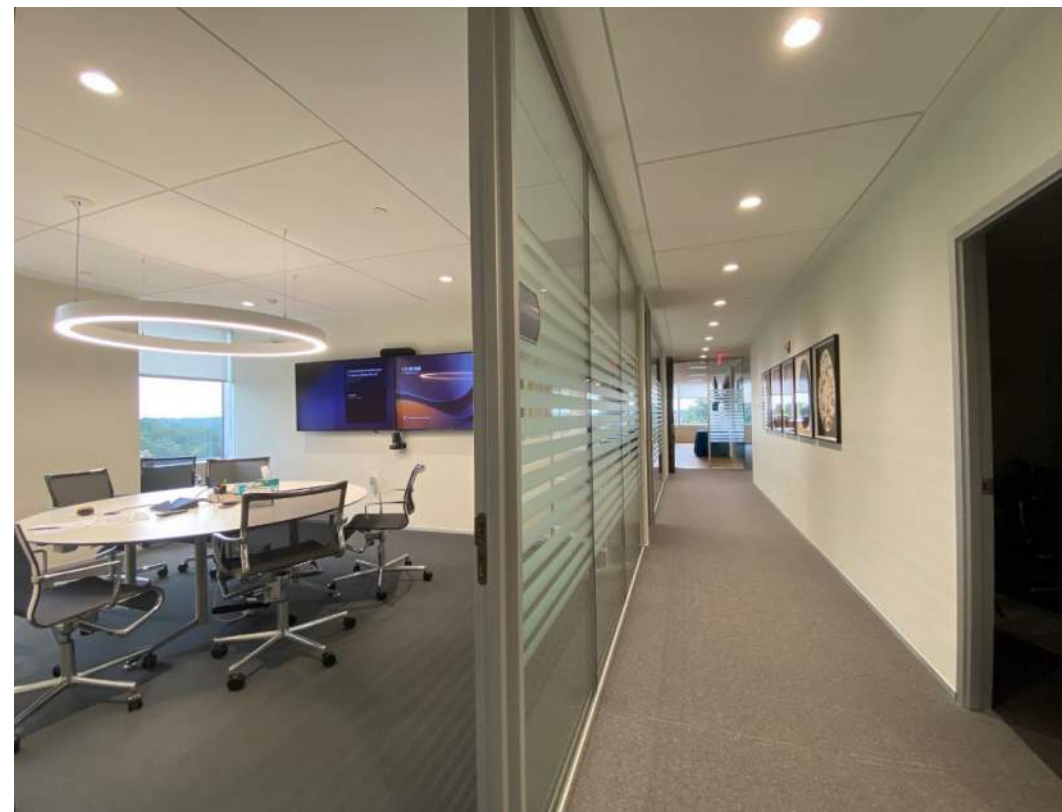
Lonza Headquarters | Morristown, NJ



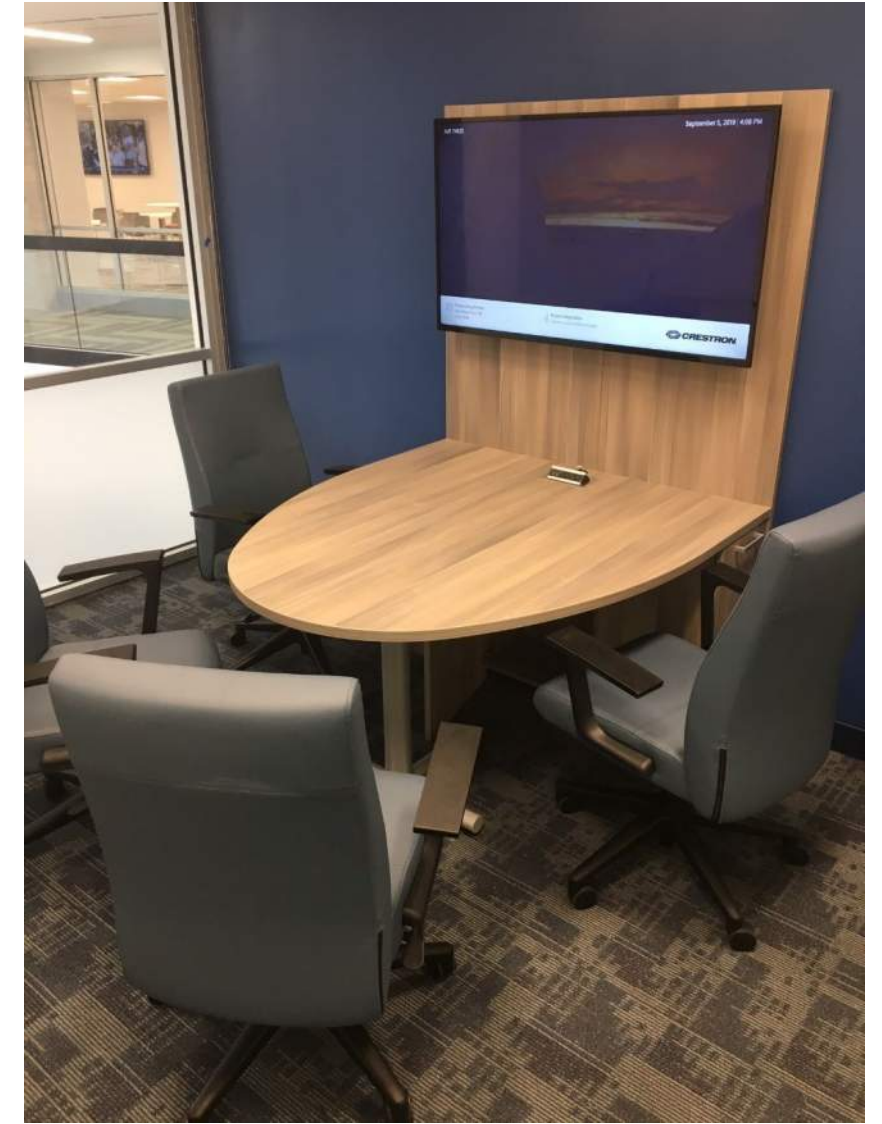
Relevant Work Experience
 Project
 Amarin | Morristown, NJ



Relevant Work Experience
Project
Pharmacosmos, NJ

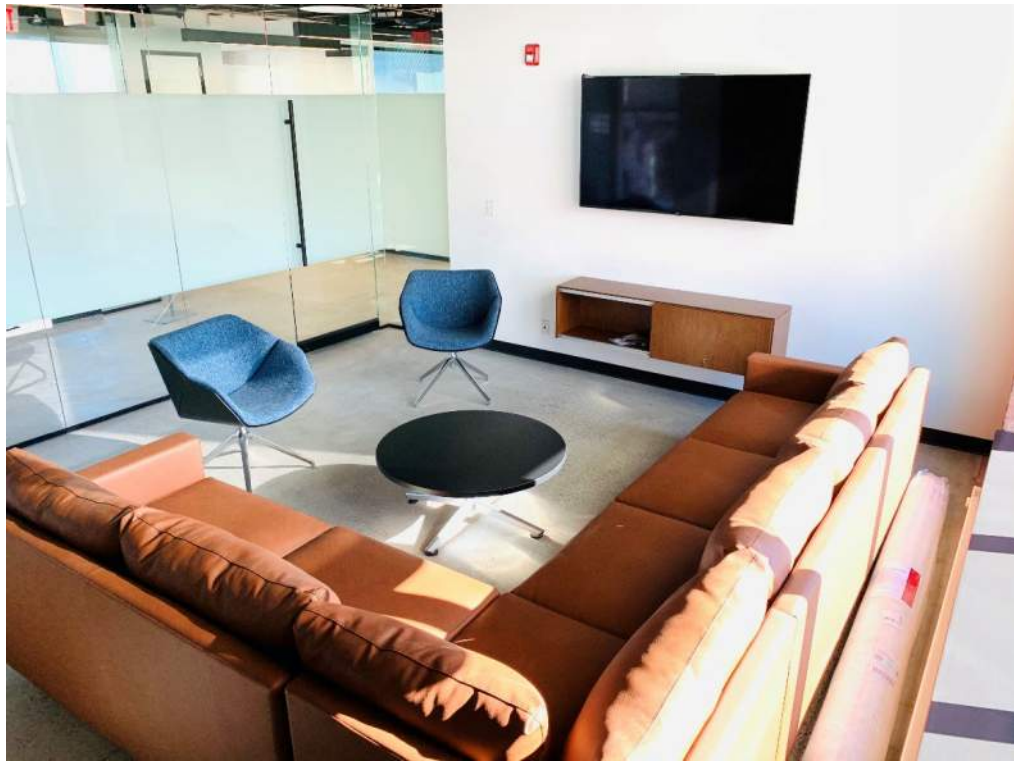
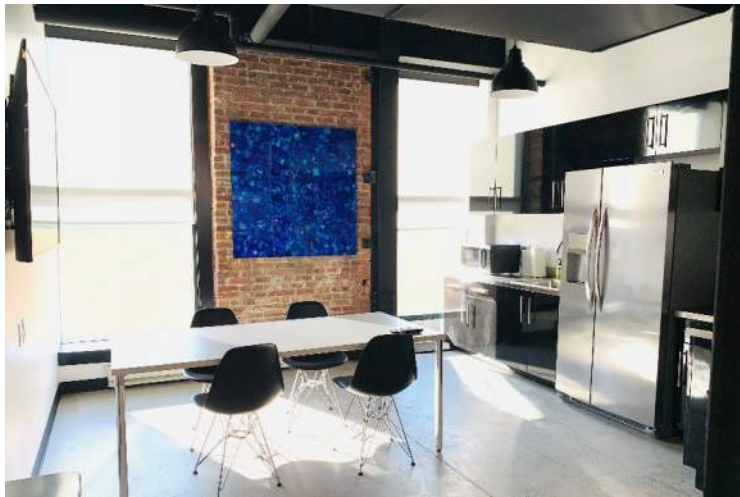
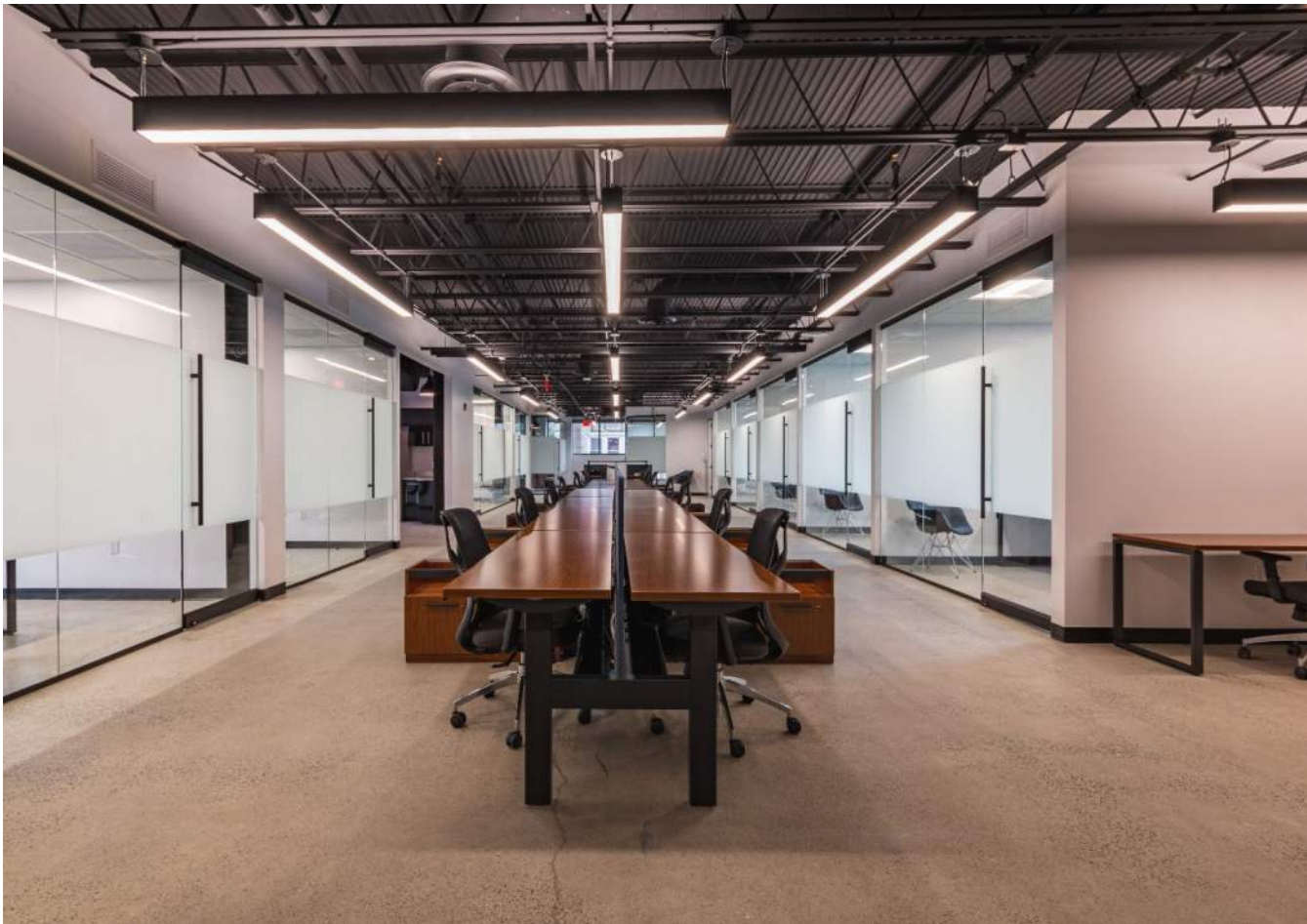
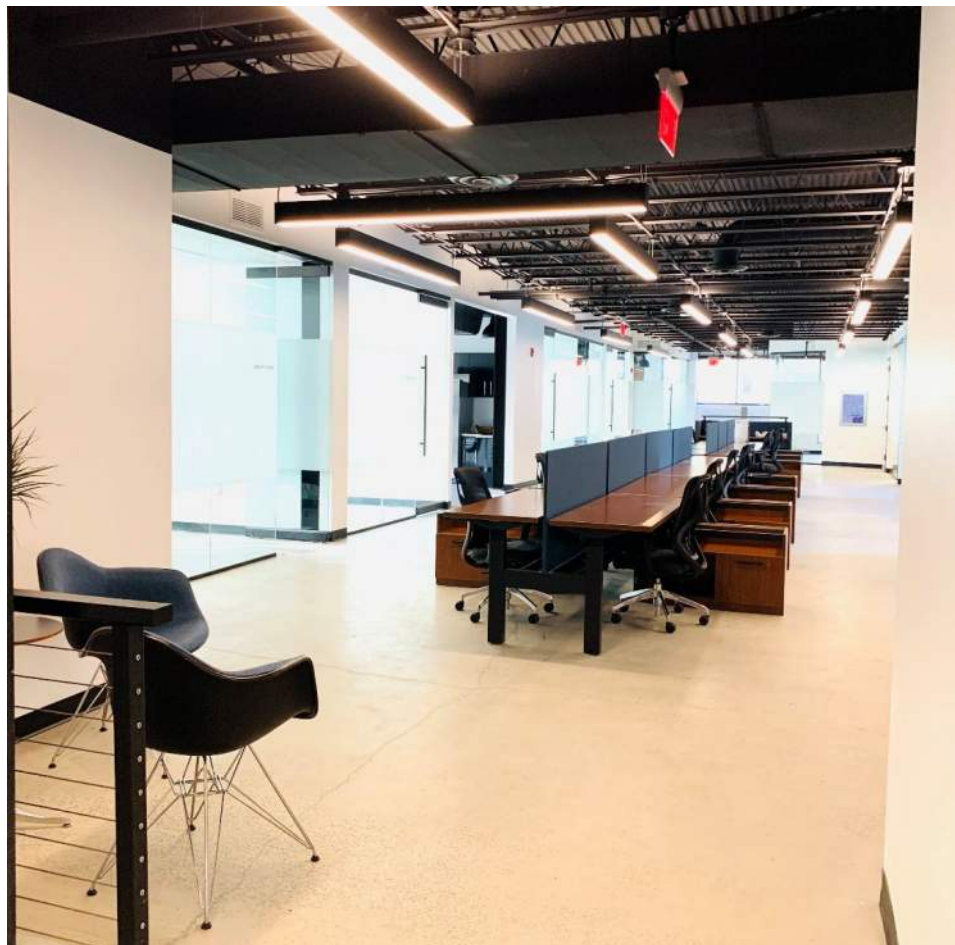
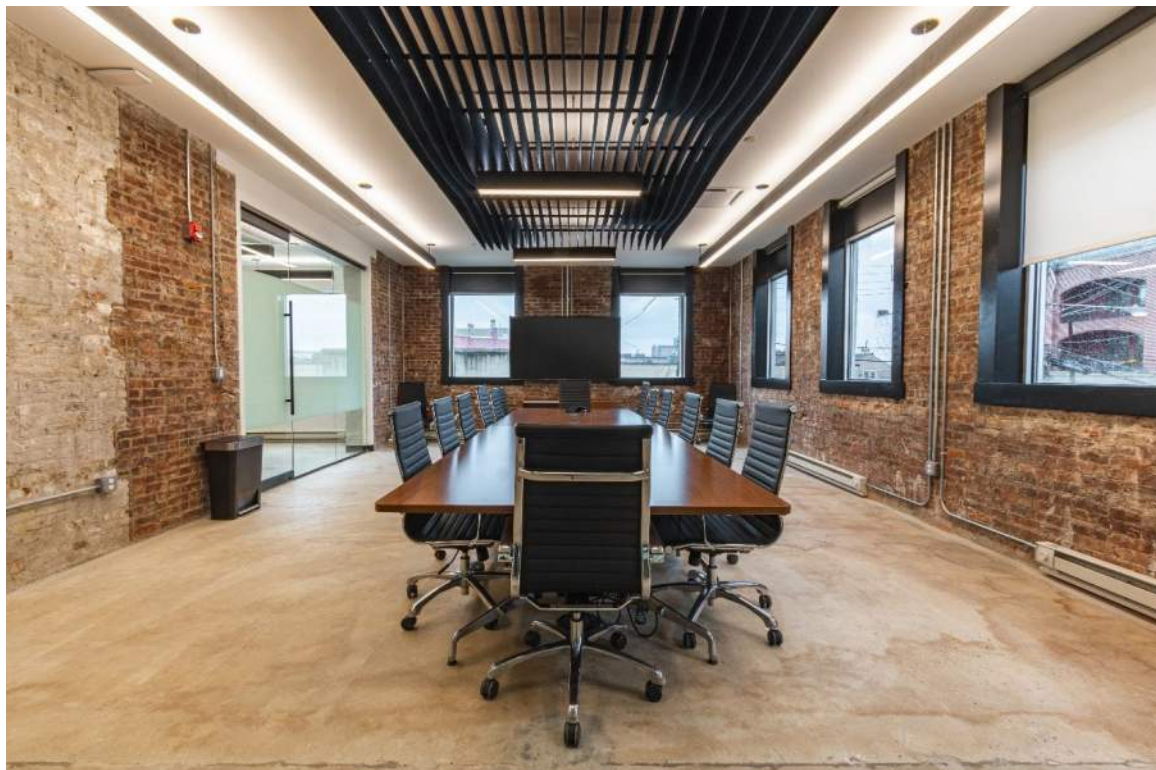


Relevant Work Experience
Project
Amarin | Morristown, NJ





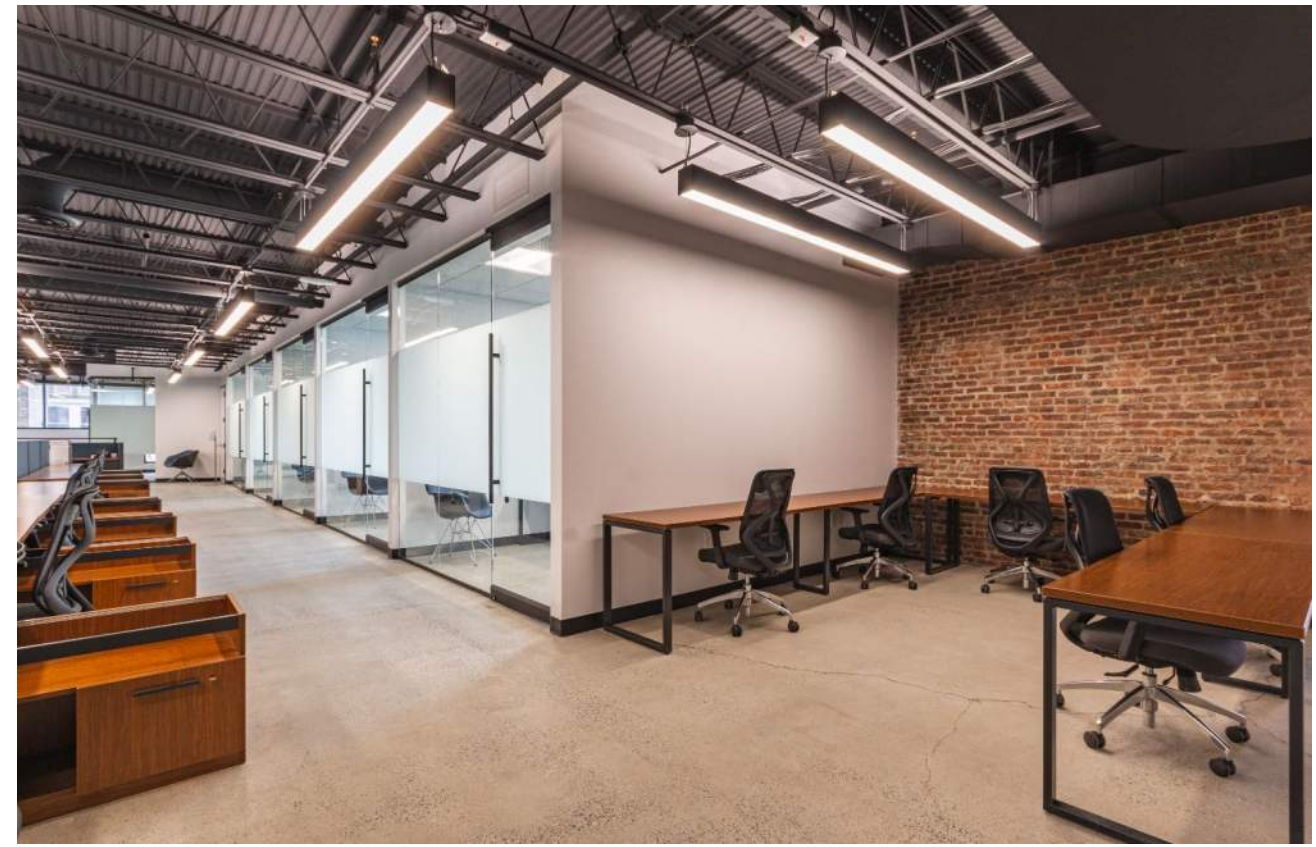
Relevant Work Experience
Project
Provention Bio | Red Bank , NJ



Relevant Work Experience

Project

Provention Bio | Red Bank , NJ



Relevant Work Experience

Project

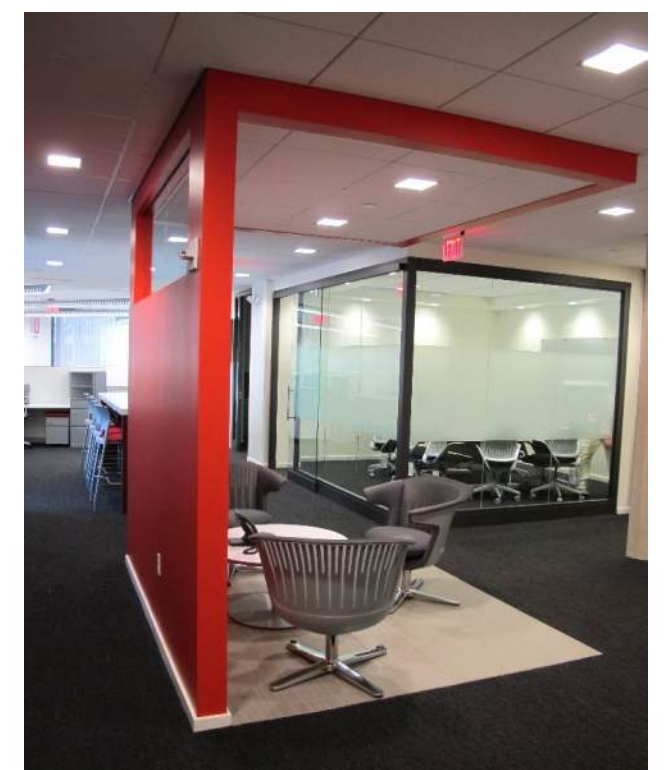
Phathom Pharma, NJ



Relevant Work Experience

Project

Johnson and Johnson, Atrium 6 | New Brunswick, NJ



Relevant Work Experience

Project

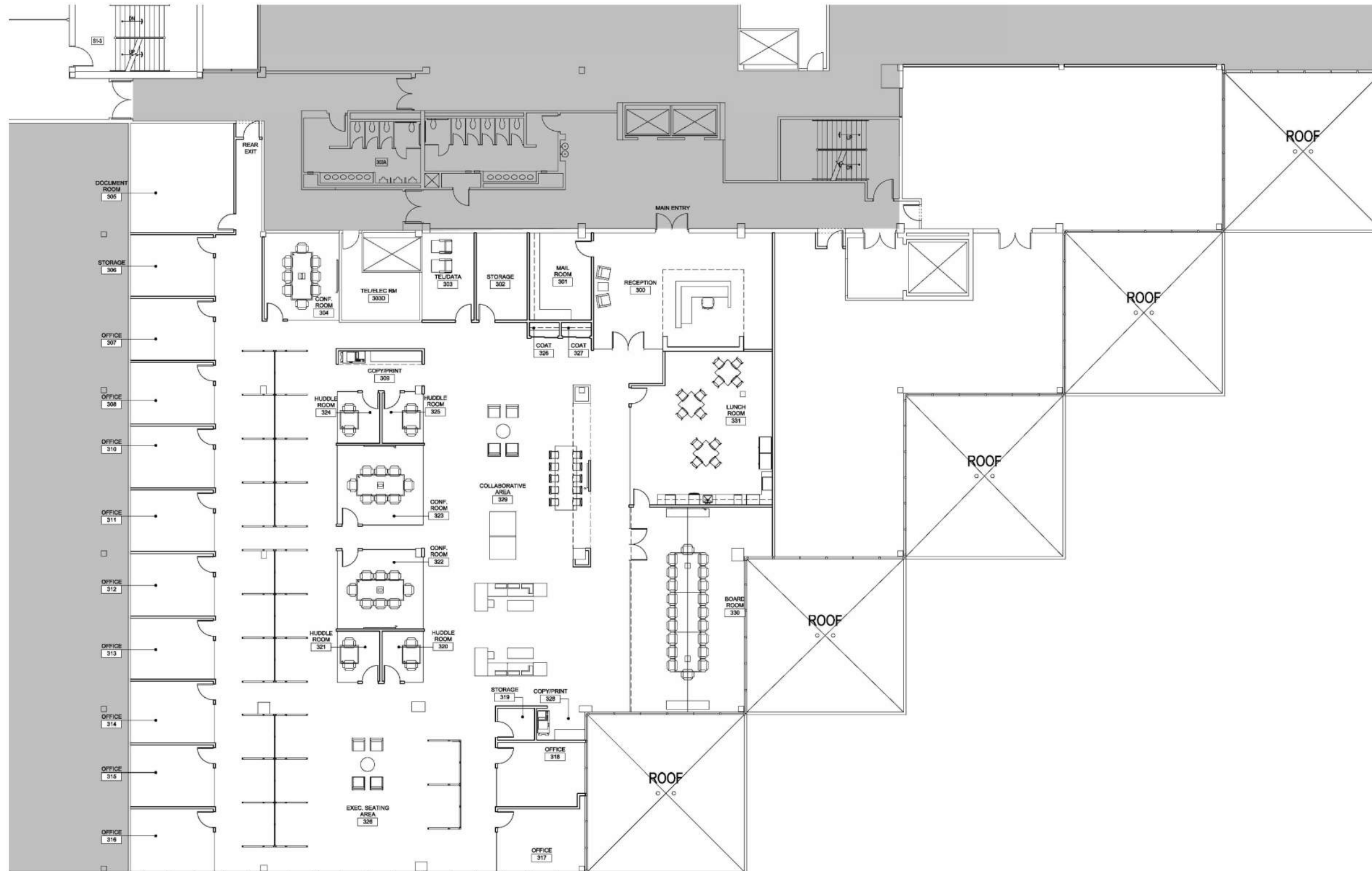
Diagnostica Stago | NJ



Relevant Work Experience

Project

Bellerophon | Warren, NJ



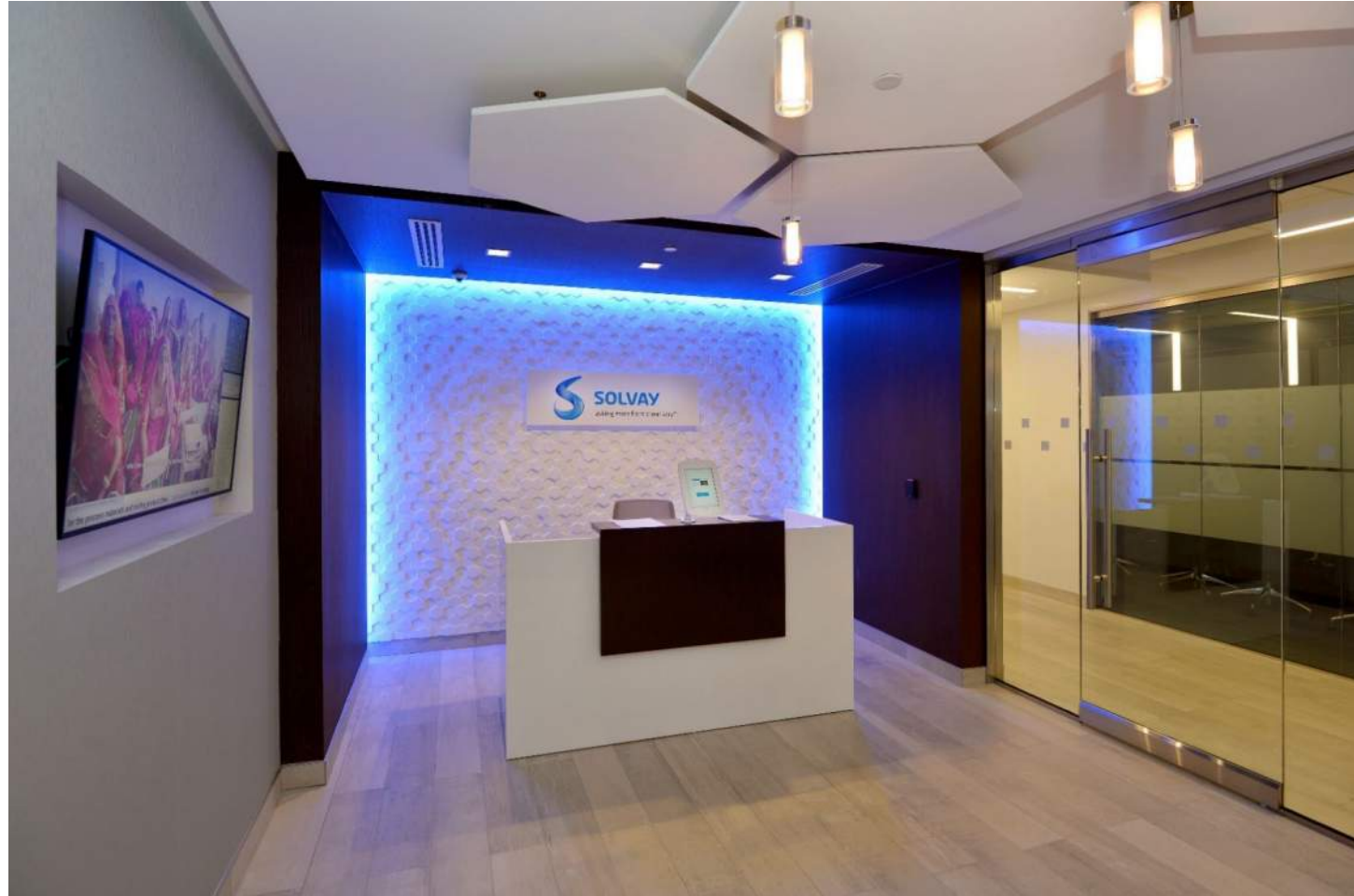
Relevant Work Experience
Project
Bellerophon | Warren, NJ



Relevant Work Experience
Project
Bellerophon | Warren, NJ



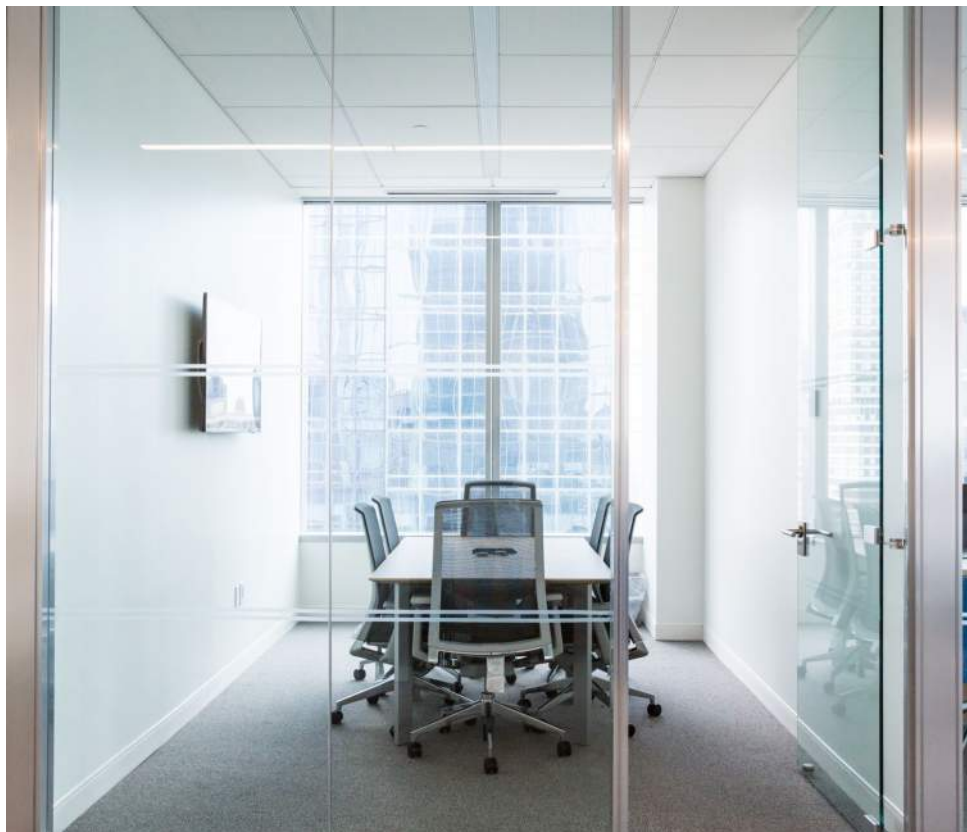
Relevant Work Experience
Project
Solvay | Saddle Brook, NJ



Relevant Work Experience
Project
Solvay | Saddle Brook, NJ



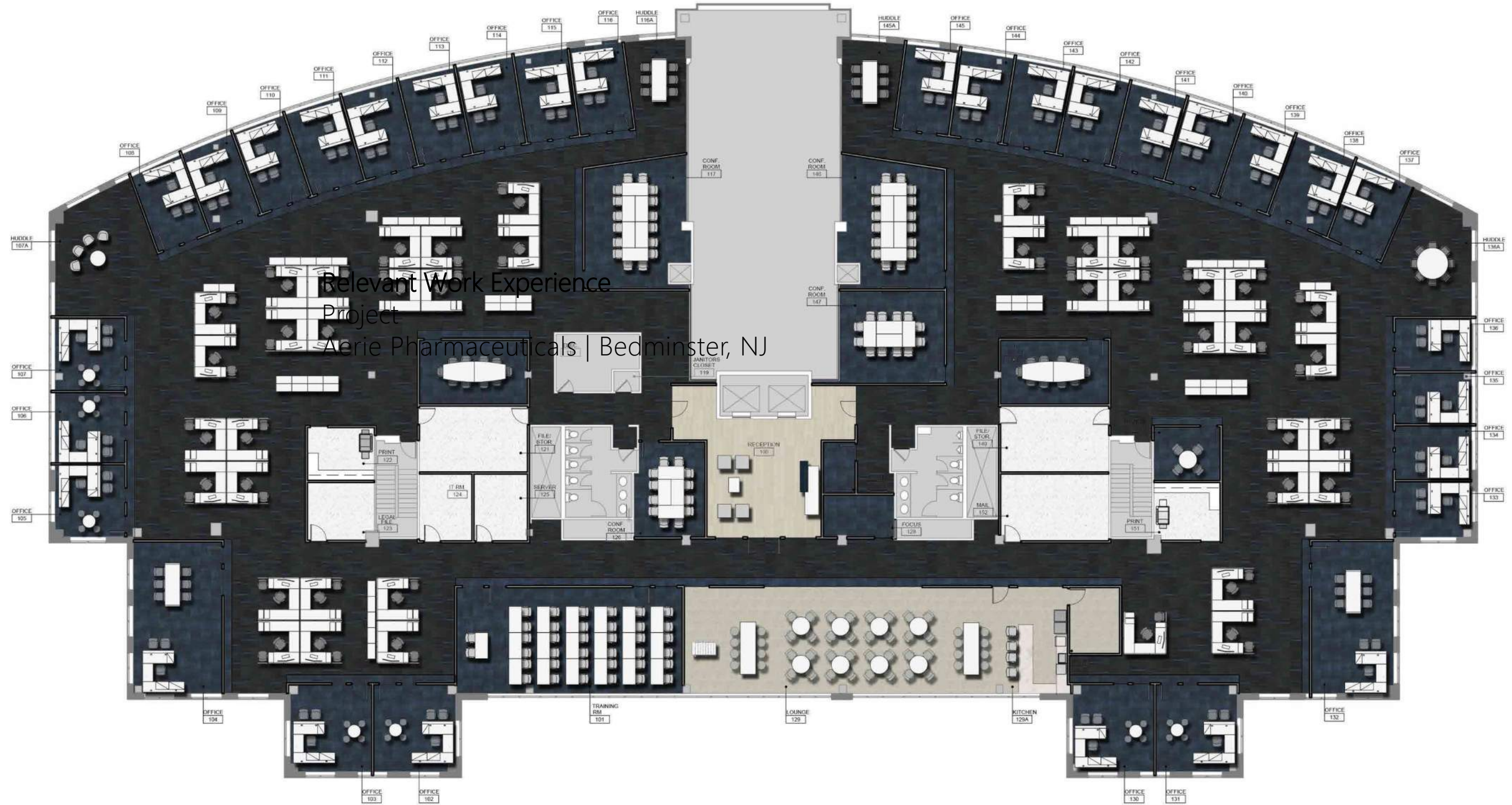
Relevant Work Experience
Project
Arix Bioscience | New York, NY



Relevant Work Experience

Project

Aerie Pharmaceuticals | Bedminster, NJ



Service Offerings

KIMMERLE [Branding](#)

KIMMERLE [Project Management](#)

KIMMERLE [Workspace](#)

Service Offering Overview

Branding Studio

Kimmerle's Branding Studio enables your office to become an extension of your overall message. We help headquarters, corporations, small businesses, and institutions create an environment that is an organic extension of their branded image.

Through our branding and identity consultancy, our architects, interior designers, and graphic design specialists build on the image you've carefully crafted, and create an atmosphere geared towards both clients and employees.

Our brand identity work includes:

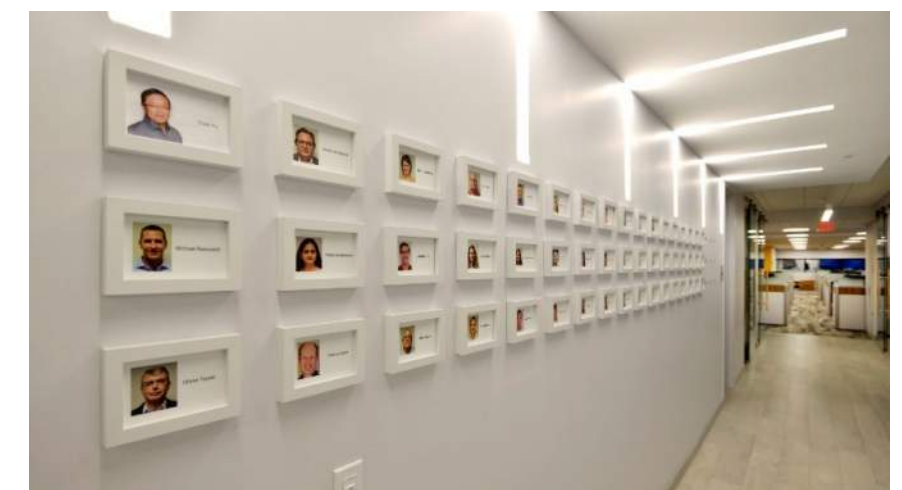
Graphic and video branding imagery for businesses, institutions, and community organizations

Branded interiors – signage, color schemes, fixtures and furnishings that all convey the proper image and align with your corporate identity

Specialty signage for key company messaging, including mission statements, health campaigns, and inspirational messaging

Innovative use of materials and interior design elements

Exciting graphic and video tools that convey your organization's missions and objectives to prospective clients and the public



Service Offering Overview

Project Management

Project Management/Owners Rep Services

Typically, your architect will plan and design the full hard construction fit out. This will include walls, flooring, doors, glass, millwork and built-ins, ceilings, lighting, power, plumbing and infrastructure so the built space is complete. The contractor will be responsible for building out the hard construction.

However, there are several other items necessary to a completed project that the tenant or client is normally responsible for that need to be planned up front, captured in budgets, and integrated into scheduling. Below is a list of key topics that will need to be fully planned-out and integrated into the project that an Owners Representative PM will assist with.

1. MASTER BUDGET

KGPM will prepare an initial overall project master budget which will capture full project costs with all anticipated costs. This budget will be modified and adjusted throughout the course of the project as items are priced and awarded. A project payment schedule will also be prepared which shall include what anticipated funding will need to be paid on a monthly basis during the course of the project.

2. OVERALL SCHEDULE

KGPM will prepare an overall project schedule in coordination with the architectural team that shall capture design components and hard construction and shall integrate in other items as required.

3. TEL/DATA INFRASTRUCTURE

Cabling for telephone and computers, including jacks at walls, terminations at a server or computer room or closet, the patch panels, and backbone wiring between closets and into the building. Also includes getting phone service and internet service into the building or connecting to existing, working with your IT/telecom staff. KGPM will collect information, create RFP and issue to qualified vendors for pricing, will receive and level quotes, and make recommendation for award.

4. SECURITY SYSTEM

A security vendor will need to install card readers, motion sensors, manual push-button releases, and connections to main building fire panels for automatic release should power, or fire alert happen. KGPM will collect information, create RFP and issue to qualified vendors for pricing, will receive and level quotes, and make recommendation for award.

5. SIGNAGE

Front entry signage whether on door or reception wall, or both. Interior signage to designate conference rooms, lunch areas, staff, etc. KGPM will collect information, create RFP and issue to qualified vendors for pricing, will receive and level quotes, and make recommendation for award.

6. AUDIO VISUAL EQUIPMENT

Cabling, connections, blocking for locations for flat screens, projection screens, smart boards and the like needs to be integrated onto construction documents. The equipment itself, plus mounting brackets need to be sized, purchased, delivered and installed. KGPM will collect information, create RFP and issue to qualified vendors for pricing, will receive and level quotes, and make recommendation for award.

7. FURNITURE

KGPM will work with selected Furniture vendor and assist in coordination with re-used or new furniture requirements, budgeting plus Tel/Data & Electrical integration.

8. APPLIANCES

Consideration of relocating existing appliances, purchasing new, or adding to existing. Do existing appliances function properly, what is cost of moving versus buying new? What is look of new space and do appliances work aesthetically? Includes refrigerators, water coolers, coffee machines, microwaves, icemakers, dishwashers, etc. KGPM will collect information, create RFP and issue to qualified vendors for pricing, will receive and level quotes, and make recommendation for award.

9. MOVING

Meeting with and planning move of equipment, furniture, personal contents, phasing, sequence, rules and regulations for move-out and move-in or relocation for building. KGPM will collect information, create RFP and issue to qualified vendors for pricing, will receive and level quotes, and make recommendation for award.

10. CLEANOUT OF EXISTING SPACE

If a relocation, KGPM will coordinate with removal and clean out of existing space of any remaining furniture, equipment, will assist if pricing is needed for old cabling removal, or electrical capping at old furniture power feeds, and if cleaning person needed. If a downsize in place, the same work will be done for the give-back space.

Provides full coordination and oversight services to architectural and interiors clients

Service Offering

Overview

Furniture Purchasing & Procurement

KIMMERLE Workspace has been providing procurement and purchasing services for Kimmerle Group's client base for over twenty years.

CLIENT PROCUREMENT AGENT Workspace serves as a client advocate and ensures all furniture purchases align with the overall design intent. Provides guidance as it relates to product value and function

DESIGN BASED APPROACH Works alongside the architecture and design to produce a comprehensive project. Develops furniture standards that meet end-user needs and captures aesthetic vision

COMPETITIVE SOLICITATION Unique model providing competitive solicitation services and manufacturer-direct pricing bringing the furniture community to compete for our clients' business

OPEN-BOOK MODEL Provides complete transparency with all manufacturer pricing provided to clients

INSTALLATION SERVICE & PROJECT MANAGEMENT Installation services are completely and transparently bid resulting in the most competitive pricing and a comprehensive contractor recommendation. Provides full Project Management services while maintaining an active presence on-site

