

The Daily Transcript

San Diego's Business Daily

Thursday, October 16, 2008 / Vol. 123, No. 208 | www.sddt.com

Prevost Construction brings experience, commitment to local biotech industry

For nearly 20 years, **Prevost Construction** has played a key role in the biotech industry by offering a highly specialized approach to the construction process, by combining its deep understanding of these complex facilities with its ability to perform cost-effective tenant improvements in the remodeling of existing facilities.

According to Jamie Prevost, president of Prevost Construction, there is a symbiotic relationship between landlords and tenants in almost every building in San Diego. "Finding the balance between what the landlord will provide for the tenant's lease term and ensuring the improvements fully meet the tenant's business requirements is what drives the success of each project.

Prevost Construction satisfies the needs of both landlords and tenants by providing expert guidance and managing the construction process from concept to completion. One such example is a 16,500-square-foot facility that Prevost completed for **AnaptysBio** earlier this year.

"Prevost's technical understanding and experience with life science facilities was reflected throughout the entire process," said Ed Marples, associate director of operations for AnaptysBio. "There were no project delays and we experienced no downtime in our move. The result was superior."

When selecting a general contractor for your life science facility, Prevost believes the following guidelines ensure a mutually beneficial landlord/tenant relationship and superior result:

Get your general contractor involved early in the process: A general contracting firm such as Prevost Construction provides the invaluable service of interpreting tenant needs and balancing them against what the landlord is willing to provide. Getting your contractor involved early in the process enables them to determine what an existing facility is capable of delivering, and combining it into a deliverable end product that meets a pre-determined budget. Landlords that rush through this strategic process without the help of a general contractor will ultimately fall short in meeting their tenant's needs.

Use an experienced biotech contractor: Experienced biotech improvement contractors like Prevost Construction understand the complex mechanical requirements as well as the special provisions for a wide variety of gases and chemicals used in these vital industries, which allows projects to be completed on time and on budget. This is integral to creating a successful balance between landlord and tenant needs during critical stages of lease negotiation.

Energy efficiency saves money: LEED design and energy efficiency are highly valued concepts. While LEED certification in a lab building is virtually impossible, planning and designing for energy efficiency by utilizing new technology and more advanced equipment can and should be implemented. Designing and building for "open lab" concepts that promote flexibility, ease of re-configuration and reduced upfront costs are the keys to keeping costs under control.

Long-term relationships formulated from demonstrated results have also been integral to Prevost Construction's success. In 2008, **BioMed Realty Trust** retained Prevost Construction for its AnaptysBio and **Apoptos** facilities, and Prevost Construction is well under way on a third facility for **BioMed** — a multimillion-dollar, 72,192-square-foot remodeling project at the University Science Center in Torrey Pines.

As one of only a handful of contractors in San Diego with specialized expertise in biotech facilities, Prevost Construction has seen a sudden increase in requirements by landlords seeking to modify existing, single-user facilities to create multitenant suites for a variety of tenant needs ranging from clean room manufacturing to chemistry and biological research labs.

Whether the project is a remodel of an existing facility or new construction within a shell building, Prevost Construction is an experienced contractor with the skills and knowledge necessary to provide cost-effective solutions and superior results for the biotech industry. For more information, call 858-720-8559.

Submitted by Prevost Construction



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PREFERRED
BIO-TECH & MEDICAL
CONTRACTOR



COMMERCIAL TENANT IMPROVEMENTS

Prevost Construction brings a 19-year track record in bio-tech, medical and pharmaceutical facilities. We effectively manage all aspects of the tenant improvement process and create innovative, cost-effective solutions. With three million square feet of tenant improvements delivered, we have formulated a well-built combination of skills and services our clients can rely on.

Innovative Thinking...Expert Guidance...Superior Results

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