

MILESTONES

BERKOWSKY AND ASSOCIATES, INC.

Vol. XV

LEGEND BIOTECH

This 11,500 SF design/build office renovation was completed in 11 months from the onset of design. The goal of the project was to maximize the space and create a modern feel for the company's new headquarters. To achieve this, the design included a new lobby with ceilings raised to 16 ft, along with a new vestibule and entrance.



A combination of 62 workstations and 23 individual offices were created to accommodate the maximum number of employees. The glass wall system selected for the individual offices offers a sleek and modern look while allowing for lots of natural light.

Four new conference rooms and four smaller huddle rooms make up the remaining office space.



Tokiwa Cosmetics America - Manufacturing Facility
The Berkowsky Approach
Eden Autism - Schalk's Crossing Day Center

TOKIWA COSMETICS AMERICA

For their first US Manufacturing Facility, Tokiwa Cosmetics America turned to Berkowsky and Associates, Inc. to complete renovations and upgrades to their 152,000 SF warehouse space in Monroe, NJ. Completed in 10 months, the Design/Build project required a complete interior demolition and construction of a new cGMP cosmetics manufacturing facility.

Designed for maximum efficiency, production workflow, and cleanliness, interior modifications were required so that each manufacturing function was contained in an individually-controlled production room. These included pre-weigh, bulk mixing, holding and filling rooms separated for powders and liquids. By completely segregating each part of the production process, chances of cross-contamination are eliminated. High-efficiency HVAC units and dust collectors ensure air quality and pressure control throughout the facility.

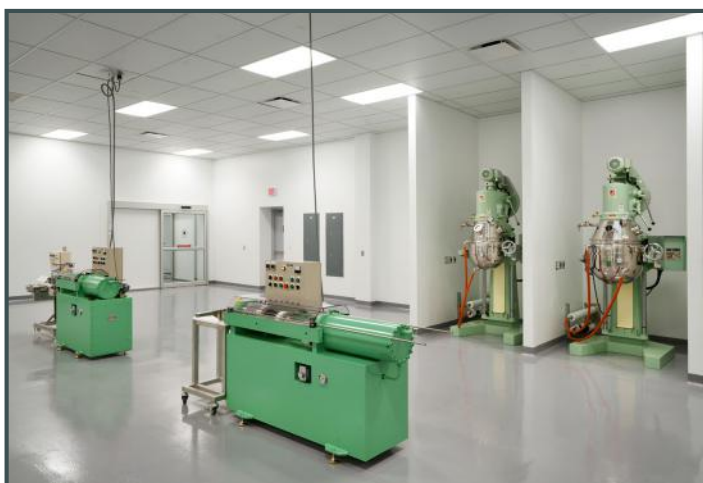


DESIGN/BUILD MANUFACTURING FACILITY

Workers gown-up in the facility locker rooms and enter via the airlock, which only allows one door to open at a time. The airlock area features static dissipative floors, auto hand wash and dry stations, and shoe cleaners.

A critical part of the design was ensuring the MEP work would be able to support the 10,000 SF of Class 100,000 space and 58,000 SF of other production non-classified “clean spaces.”

In addition to production and manufacturing areas, the facility has a Research and Development and Quality Control laboratory.



The Berkowsky Approach of Design/Build is the hallmark of our organization. This turnkey method, which was used on both the Legend and Tokiwa projects, offers clients the security of single-source responsibility for the design and construction functions in the development of new and renovated facilities. This approach:

- Simplifies the process for clients
- Saves time and money
- Allows owners to determine their level of involvement
- Enables better communication between design and construction

Single-source responsibility does not eliminate the traditional checks and balances of a separate architect/engineer and construction firm since these functions are still maintained.

As a Total Quality Management (TQM) organization, Berkowsky and Associates, Inc. is committed to our policy of on-going reviews for our design and construction personnel to continually improve on our services.

EDEN AUTISM SERVICES SCHALKS CROSSING DAYCENTER

In keeping with our commitment to the community, Berkowsky and Associates, Inc. (BAI) is proud to have been a part of Eden Autism's new day center for aging adults - Schalk's Crossing. As Architect and Project Manager, BAI spearheaded the project which required converting a 14,000 SF space (formerly a fitness center) into a facility offering both program and office space.

Designed to accommodate a variety of activities, the 10,000 SF of program space features two multi-purpose rooms, individual program areas, a working kitchen and dining area. A conference room, individual offices and cubicles make up the remaining area. The center is one of the first in the state designed to address the needs of aging adults with autism.



IN DESIGN AND CONSTRUCTION, EXCELLENCE IS IN THE DETAILS.

- Facility planning – budgeting, feasibility and space planning studies
- Architecture – from concept design to final construction documents
- Construction – construction management, consultation and general contracting

New construction, additions, alterations, renovations to occupied buildings, retrofits, tenant build-outs and historical restorations

Commercial offices, warehouse and industrial facilities, manufacturing plants, research and specialized laboratories, healthcare facilities, and colleges & universities



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- The College of New Jersey
- Tokiwa Cosmetics America