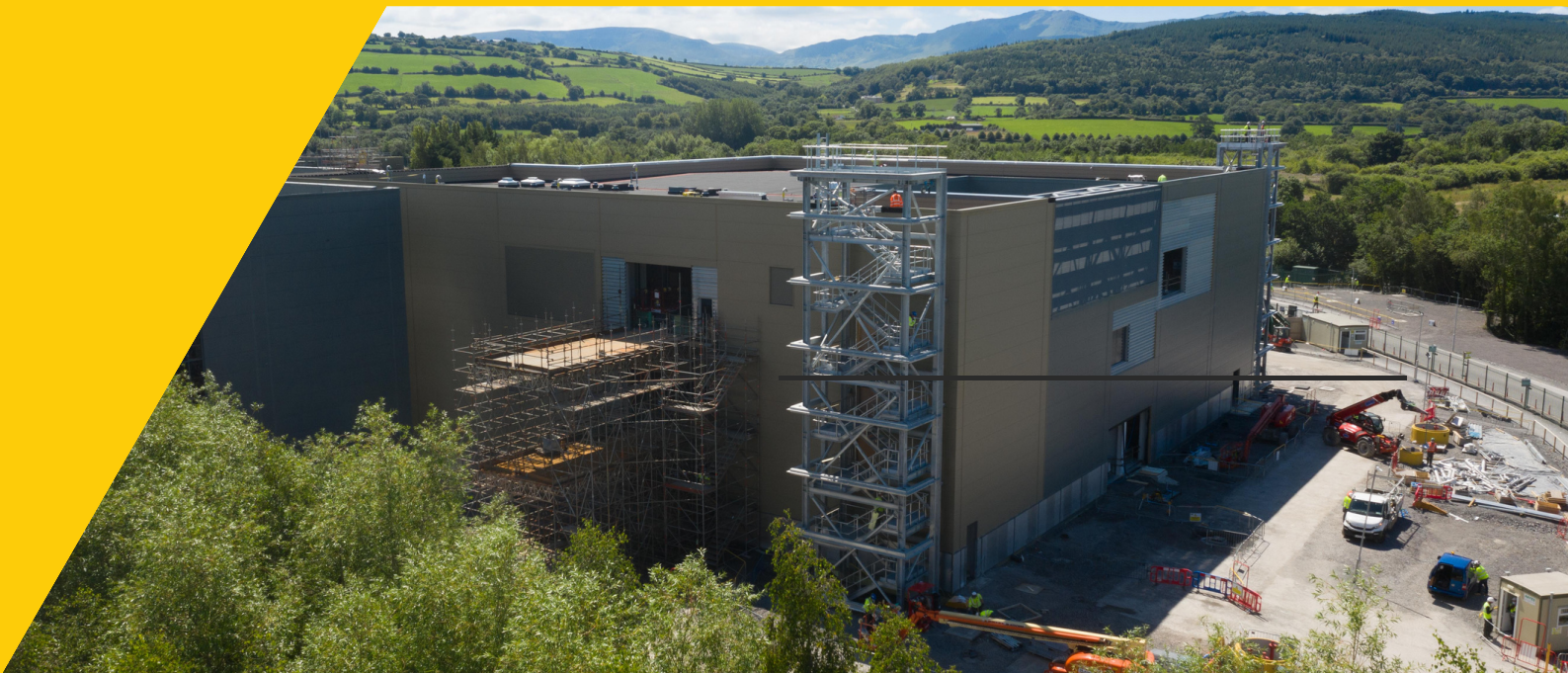


ADCO

Our experience delivering a range of specialist projects for Tier A Pharmaceutical and Biotech companies



Understanding **Construction**



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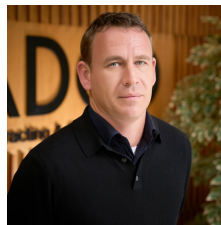
The success of ADCO is built on relationships with Tier A global pharmaceutical and biotech corporations and construction consultants. The strength of the ADCO teams is underpinned by decades of experience, honesty, and the skills to engineer a solutions-driven approach to design.



Mick Foran
CEO



Mairead Luttrell
Manager Pharma Division



Joe Doorley
Contracts Manager



Mick Murphy
Contracts Manager



Brian Nolan
Estimating & Procurement



Ben O'Leary
Contracts Manager



Robert O'Reilly
Senior EHS Advisor



Francis Kavanagh
Contracts Manager



Gisela Batista
PMO Manager



Laura Bowens
Design Coordinator



Aisling Moran
Snr EHS Advisor



Bill Marks
Project Manager



Anthony Donnelly
Project Manager



Staffane Camila Oliveira
Project Manager



Matt Byrne
Site Manager



Anita Joyce
Purchasing



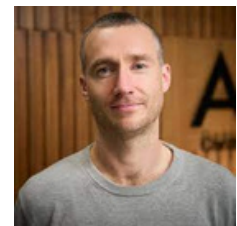
Itallo Nebenzahl
Cost Controller



Rita Jasatitene
Accounts



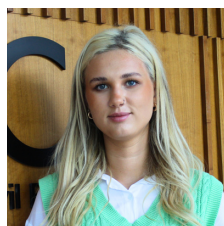
Michael Pender
Commercial Manager



Steven Howard
Quantity Surveyor



Raul F Zepeda Astura
Cost Controller



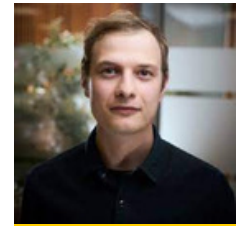
Natalia Ochenkowska
EHS Advisor



Sergio Faria
Cost Controller



Joe Moore
M&E Coordinator



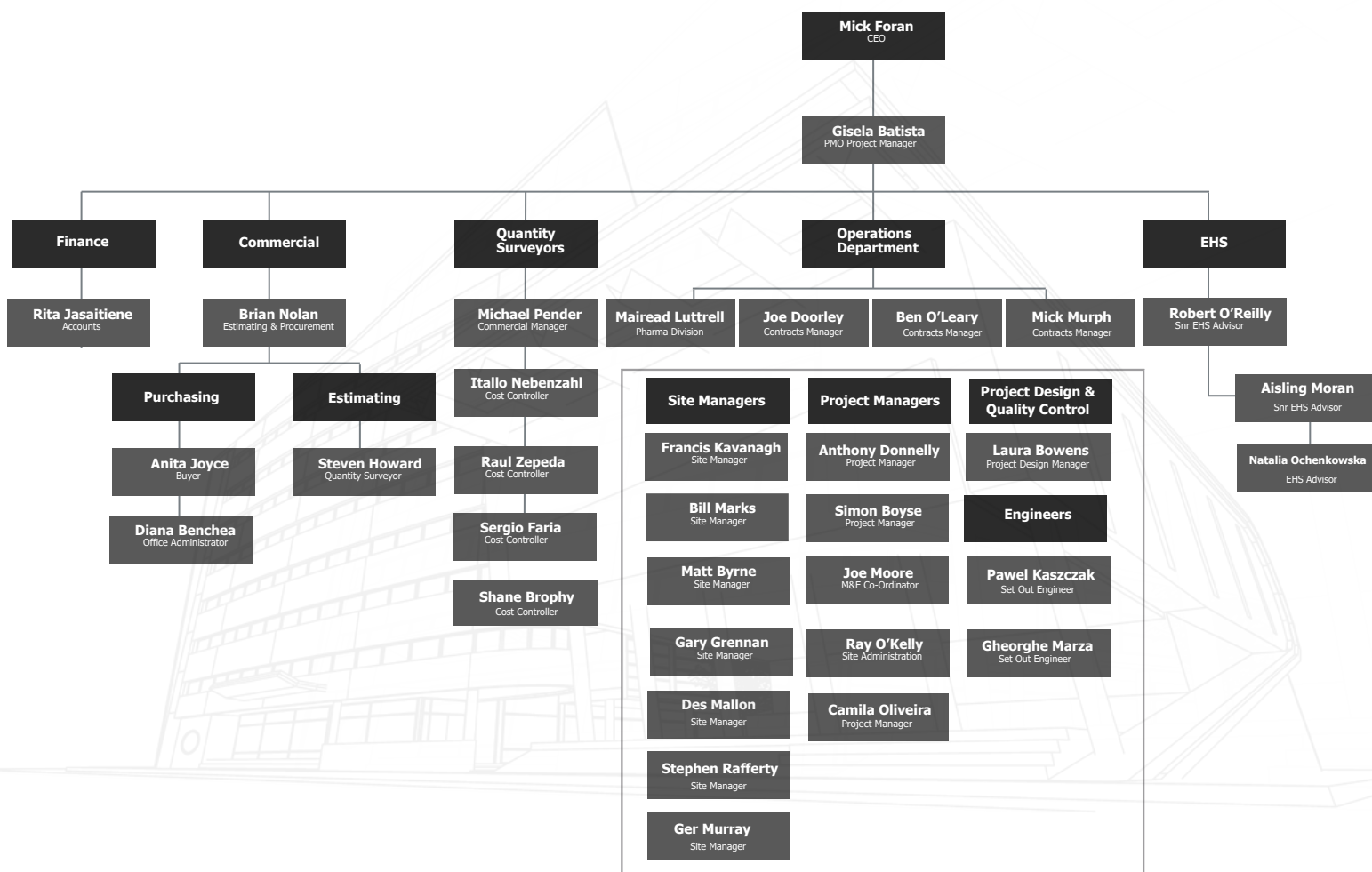
Pawel Tomasz Kaszczak
Setting Out Engineer

Our mission

ADCO was founded in 2009 to deliver operations facilities at scale for global pharmaceutical organisations by building a team that is committed to success, always driving forward as a group, for iterative improvement and compliance.

Team ADCO

When we look after our people,
our people look after our clients.



ADCO have demonstrated a capability to manage all aspects of construction projects from site set up, project management, H&S to project completion as main contractor. All projects were completed on schedule and to budget

- Derek Dignam, Engineering Projects Manager, Forest Laboratories





“My years of experience and expertise enable me to see every little detail from every last angle.”

Joe Doorley

Contracts Manager

Joe brings a host of strengths to every construction project, including an unrivalled attention to detail and keen commercial acumen. He has a real passion for optimising return on investment and maximising efficiencies for quality outcomes. His depth and breadth of experience puts him in a unique position to anticipate challenges before they arise, then come up with actionable strategies to overcome them.



“I hold myself to high standards in quality and safety that I work hard to inspire in everyone around me.”

Mairead Luttrell

Pharma Division Manager

With over 15 years of experience, Mairead heads up our Pharmaceutical Division and has delivered high-quality projects for top-tier clients including MSD and Pfizer. An expert in regulatory compliance, risk and project management, she ensures quality aligned with GMP standards. Highly skilled in contract negotiation, stakeholder communication, and resource management, Mairead's safety record and technical knowledge are unparalleled in the pharmaceutical construction space.



“In the intricate world of construction contracts, clarity, precision, and foresight are the keys to navigating complexities and achieving project success.”

Mick Murphy

Contracts Manager

A results-driven, quality-focused individual, Mick thrives on creative problem solving and boasts extensive experience managing Medical & Commercial, Design & Build Projects, and Mixed-Use Developments. As an expert in regulatory compliance, risk management, and project management, he ensures adherence to GMP standards within live environments. Moreover, his highly developed skills in contract negotiation, stakeholder communication, and resource management, coupled with his ability to make sound decisions and multitask to meet competing deadlines, make him an invaluable asset. Notably, Mick possesses the expertise to accurately predict construction project duration and compile project programs.



"Being helpful is a superpower that builds strong, lasting relationships, and benefits everyone involved."

Robert O'Reilly

Snr EHS Advisor

With 40 years of experience in the production and construction industries, Robert has played pivotal roles on major projects for clients including MSD, Alexion, and the Dublin Waste to Energy Facility. Previously with VolkerInfracore (Ireland) Limited and SIAC Construction/Glazing, his combination of hands-on and strategic approaches empower him to ensure regulatory compliance and champion the enhancement of workplace safety.



"My track record in precision project management is a perfect fit for high-spec pharmaceutical projects."

Ben O'Leary

Contracts Manager

Ben brings a wealth of experience from previous roles as Project Manager and Contracts Manager in the construction industry. With a track record that includes the successful delivery of civil engineering projects within tightly regulated pharmaceutical environments, Ben possesses an unwavering commitment to safety that encompasses the wellbeing of the project team and all on-site personnel too. His deep technical knowledge of construction methods suited to pharmaceutical facility requirements help him ensure that projects are executed efficiently and in full compliance with industry standards.



"Real on-the-job knowledge and know-how are what equip me to see projects through on budget and on time. Every time."

Francis Kavanagh

Site Manager

With 30 years of experience in construction evolving from Site Engineer to Site Manager, Francis stands out for his expert knowledge of construction techniques, safety, budgeting, and risk management. He is known for his motivational style of leadership, effective communication, and client-focused approach that have helped him to ensure project success. His long-term working relationship with Merck Sharp & Dohme since 2014 speaks to his exceptional track record and vendor management skills.



"The right team on a project is critical. It goes so seamlessly once you get the team right"

Michael Pender

Commercial Manager

Michael has worked in the Irish construction industry for more than 17 years starting in engineering and quickly moving into Quantity Surveying. He has worked on public projects from clients as diverse as Dept of Defence, Dept of Education, Teagas, Respoint, Royal College of Ireland and various local authorities from housing to offices. Michael's extensive track record for cost control and procedures in the pharma industry includes clients such as Biomurine, Sanofi and MSD.



"What really motivates me is the challenge of something new, and coming up with solutions to unexpected problems."

Laura E. Bowens

Project Design & Quality Control Manager

With more than 12 years of experience, Laura specialises in technical problem-solving and project management. She has successfully managed numerous standout projects, including the design and build of a 54MW data centre as well as a 110kV substation. Laura's comprehensive experience and relentless commitment to maintaining high-quality standards make her an invaluable asset to any construction project.



"As a M&E Coordinator, I thrive on the challenge of navigating complex technical issues and finding practical solutions."

Joe Moore

M&E Co-ordinator

Joe is a highly experienced pharmaceutical M&E coordinator with expertise in cleanroom construction, mechanical/process pipework installation, laboratory/clean room construction, and HVAC installations. He is committed to quality checks, safety controls, and rigorous testing and commissioning. Joe has a proven track record of success in complex projects.



“Curiosity is my strength. Asking the right questions is the secret to improving safety standards.”

Aisling Moran

Snr EHS Advisor

With a proven ability to lead and effectively participate in a team environment, Aisling has 12 years of customer service experience, three years of which were in challenging leadership roles in high-paced environments. Motivated and hard-working, she has a skillset attuned to evaluating and questioning everything down to the most minute detail.



“Nothing gives me greater job satisfaction than being knee-deep in the details of a project.”

Anthony Donnelly

Project Manager

Anthony has worked in the construction industry for over eight years on a host of large, complex developments, multi-storey financial and commercial projects. With extensive knowledge of cost analysis and final accounts delivery, he has an excellent track record in the completion of quality projects that meet building control regulations. Well-versed in the design-build construction model, Anthony has an in-depth understanding of specification document preparation and pricing.



“Even with all of the knowledge I’ve accumulated, I’m still learning new ways to get things done.”

Matt Byrne

Site Manager

Matt has more than 25 years of experience managing building and maintenance projects on site. With a background and skilled expertise in carpentry and joinery, he has worked for a diverse range of clients including Brown Thomas, Carphone Warehouse, Trim Castle Hotel, and Dublin Zoo. His experience in shop-fitting has given him an in-depth knowledge of how the trades of carpentry, flooring, building, ceilings, electrical, plumbing – and everything in between – can be effectively combined.



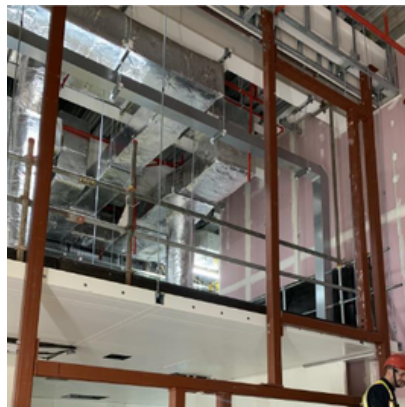
More than
just fit-out



Building Our Legacy: Demonstrated Excellence in Specialist Service Delivery



Attenuation Tanks



HDPE twin wall pipe and double
contained Stainless steel
pipework



Roads & Car Parks



Service ducting for utilities
LV/MV ducting, Firemains,
Watermains



Bulk excavation including
management of hazardous waste
removal



Underground drainage
(Foul & Storm)



ADCO provide the full remit of CSA building services to the pharma/biotech industry:

Civil

- Attenuation tanks (*Ballydine & Amgen*)
- Specialist process drainage: HDPE twin wall pipe and double contained Stainless steel pipework (*MSD Ballydine, Alexion*)
- Underground drainage (*Foul & Storm*)
- Service ducting for utilities LV/MV ducting, Firemains, Watermains (*Amgen, Ballydine*)
- Roads & Carparks (*Mallinkrodt, Ballydine*)
- Bulk excavation including management of hazardous waste removal (*Amgen*)
- Demolition works

Structural

- All substructure elements - Piling, Pile caps, pads, groundbeams, suspended, groundbearing or raft floor slabs (*Amgen, Ballydine, BMS*)
- Precast concrete elements - beams, tanks, chambers (*MSD Ballydine*)
- Structural steel - primary & secondary steel - stairs, handrails, piperacks (*BMS, Amgen*)
- Demolitions including specialist lab/cleanroom demolitions where potential for presence of hazardous materials (All work carried out wearing specialist PPE and breathing hoods)

Specialist Architectural

- Fitout of cleanroom, labs, non-GMP areas, canteens (*MSD Swords, Ballydine*)
- PM2 vial filling line fitout (*Amgen*)
- 30 degree freezers (*Amgen, MSD*)
- Coldroom - BMS
- Retrofitting existing fallow & storage spaces into cleanrooms & labs. Analytical & MSAT labs (*Alexion, MSAT Labs, MSD Swords*)
- Cleanroom upgrades & shutdown (*Takeda*)

Management

- Management of mechanical and electrical sub-contractor and vendor packages (*Amgen, Takeda, BMS*)
- Fulfilling the role of PSCS (*BMS, Takeda, Mallinkrodt, MSD Swords*)
- Reactive works

We have delivered over €30 million of civil, structural and architectural projects at the MSD Swords and Ballydine facilities since 2014



Swords, Co. Dublin 2014-2017

Services: Civil, structural and specialist architectural (labs and cleanroom)

Project Value	€10m +
Project Duration	3 years + (framework agreement)
Architect	PM Group & MSD Projects Team
QS Consultant	PM Group & MSD Projects Team
Eng. Consultant	PM Group & MSD Projects Team
M&E Consultant	PM Group & MSD Projects Team

Scope

ADCO Framework Agreement Construction and Contracting Services at MSD Swords Facility

- Worked in partnership with PM Group to provide framework agreement construction and contracting services.
- Completed the majority of work internally, including:
 - Cleanroom upgrade with extensive and meticulous planning, shutdown, and upgrade works without minimizing production.
- Also completed external works, including:
 - Carparks
 - Drainage works
 - Maintenance to water mains
 - Installation of petrol interceptors



In relation to the construction management of an extensive clean room installation project. ADCO completed these works efficiently and safely, ahead of schedule and within budget. Their control of subcontractors and their adherence to all safety and quality requirements was also worth noting.
- Andrew Wynne, Project Manager, MSD





MSD Swords, Co. Dublin 2018-2020

Services: Specialist Architectural,
Management

Project Value €14m
Project Duration 104 weeks
Architect Jacobs & PM
Group

QS Consultant Jacobs & PM
Group external -
Linesight

Eng. Consultant Jacobs & PM
M&E Consultant Group Jacobs &
PM Group



Scope

MSD Multi-Billion Euro Facility at Swords

- MSD expanded with the development of a multi-billion euro facility at Swords.
- ADCO Contracting completed the internal finishes scope for the Central Utilities Building, MS&T Labs, and Bulk Drug Substance Building in partnership with PM Group & Jacobs Joint Venture.
- The project reached over 4 million man-hours onsite with zero lost time injuries (LTIs).
- This is the largest facility of its kind constructed in such a short time frame with an exemplary safety record.
- 2021 - 2022 Installation of KCDM -40 degree freezer



I found ADCO to be very professional, organised and efficient in their planning and execution of their works. Their approach to procurement of subcontractors was particularly useful. It was clear they worked diligently to represent MSD's best interests when it came time to negotiate and award subcontract. They have fully embraced our safety and quality initiatives and have delivered their scope to the challenging schedule the project demanded. I would have no hesitation in recommending ADCO Contracting for any future works.

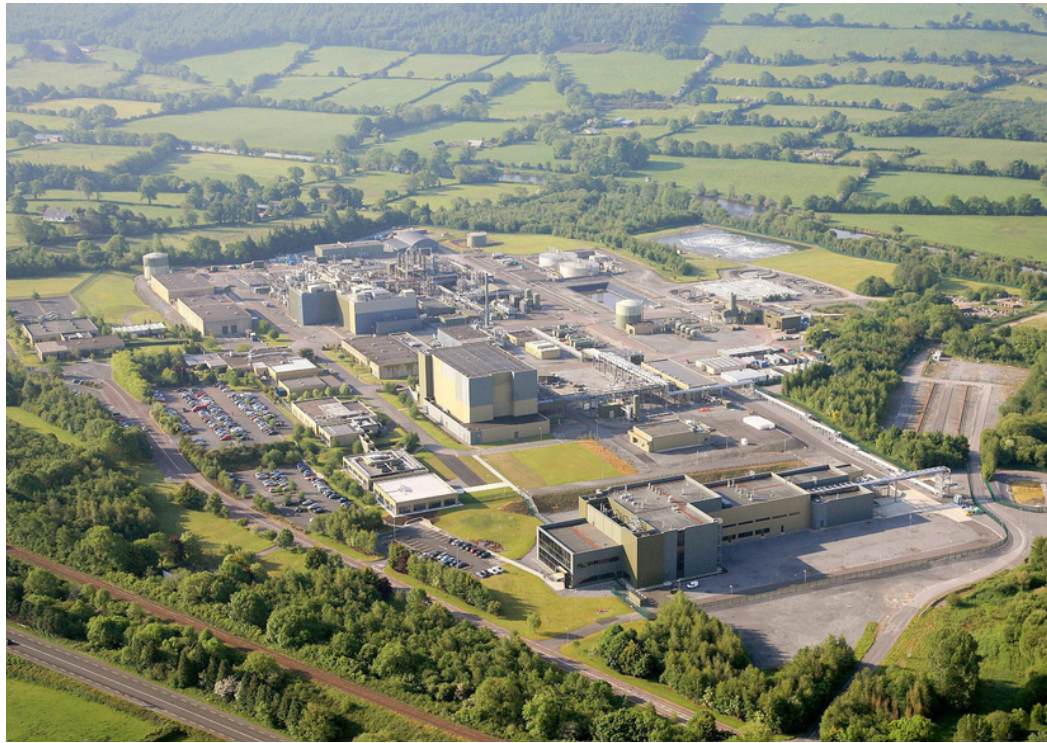
- Christopher W. Reilly, Facility Delivery Lead, MSD



MSD, Clonmel, Co. Dublin

Services: Civil, Structural, Specialist Architectural

Project Value	€7.7m
Project Duration	58 weeks
Architect	PM Group
QS Consultant	PM Group
Eng. Consultant	PM Group
M&E Consultant	PM Group



Scope

MSD Research & Development and Formulation Building Extension

- Constructing a new three-story building totaling 6400sqm, containing the latest equipment and technology to support development and launch of pipeline medicines.
- In partnership with PM Group, ADCO Contracting are constructing the new contractors village, new access road and a 500 space carpark to support the project teams during the main construction works.
- As part of the main building scope ADCO are completing:
 - All RC substructure
 - Casting upper floors
 - Process drainage
 - Utility tie ins
 - Attenuation tank
- Additionally ADCO completed the Internal Architectural Fit-Out package including:
 - All fire rated walls
 - Doors
 - Firestopping
 - Specialist epoxy and anti static floor finishes
 - Internal SS Balustrades

12

We have delivered over €14 million of civil, structural and architectural projects at the Amgen facility since 2021.

We have secured a project for 2024 valued at €10 million.



Amgen, Dún Laoghaire, Co. Dublin

Services: Civil, Structural, Specialist Architectural, Management

Combined Project Value	€14 M
Combined Project Duration	60 weeks
Architect	DPS
QS Consultant	DPS
Eng. Consultant	DPS
M&E Consultant	DPS



Project 1 - Fire Water Storage Tank

- Excavation of existing soil berm (10,000 cubes) and associated temporary works including installation of RC Walls,
- Pads and tank bases to facilitate new water storage tanks and associated service trenching works.
- Management & coordination of M&E subcontractors and vendor packages

Key Challenges

- Potential of asbestos materials in berm – control of associated hazards noise & dust monitoring of sensitive receptors

Project 2 – ADL Power Back up

- Provision of 3 no Backup Generators -These include 15,000L double skinned diesel storage tanks located beneath each generator and a transformer unit on each of the three tiers
- Modular MV and LV Switch Room with associated foundations and earthworks Management & coordination of M&E subcontractors and vendor packages

Key Challenges

- Works adjacent to live CUB building
- Works located adjacent to live internal access road which must remain open to facilitate plant operational needs
- Works located under live piperack

Project 3 – 30 Freezer

- Strip out of existing electrical, sprinkler and mechanical works
- Installation of new freezer room including panelling for walls and floors
- New sprinkler, mechanical and electrical works
- Works at high level on the roof for new service routes
- Testing, commissioning & validation

Key Challenges

- Large portion of scaffolding involved
- Temporary works design requirements
- Material access through temporary openings
- Dust and temperature control
- Liaising with nominated subcontractors particularly the freezer contractor

Project 4 - PM2 New Vial Filling Line CSA Finishes

- Internal RC floor slabs
- New chiller foundations - piles and pile caps
- Fire rated partitions and doors
- Floor finishes
- External drainage and attenuation tank
- External roads, paths and pavings

We have delivered over €14 million of civil, structural and architectural projects at the BMS facility since 2019.

Currently on site completing projects totalling €6 million



BMS, Co. Dublin

Services: Civil, Structural, Specialist Architectural, M&E Management

Project Value	€800k
Project Duration	16 weeks
Designers	DPS & Jacobs

Innovations

ADCO re-sequenced the civil works to accommodate CRC coating of the structures and to avoid works in the UG Process chamber being executed as a Confined Space.



Scope

ADCO were awarded 2 recent contracts at BMS. One of the significant plant upgrades involves the implementation of a new Captured Process Waste System consisting of:

- CRC Coated Concrete Bund to house the Installation of a 128,000 Litre GRP External Waste Collection Tank including stair access to top of tank and associated instrumentation and controls
- Installation of new piperack & connection to existing piperack
- RC Loading Bay including kerbing, traffic island and road markings
- RC Underground Tank & Valve Chamber
- Stainless Steel Process Drainage
- Stormwater Drainage
- Ducting
- Footpaths and Landscaping

16



Takeda, Grange Castle

Services: M&E Management

Project Value €1.7 million

Project Duration 6 months

Architect Brian Dunlop Architects

QS Consultant Prochem/Edward Cotter

Civil Structural Kilgallen Engineers
M&E Consultant Prochem



The Capsule Filler Suite project will involve the delivery of a new capsule filler suite and associated modifications to the existing cleanroom facilities. The project will be carried out within an operational pharmaceutical plant, necessitating careful phasing of construction activities¹² to avoid disrupting Takeda's ongoing operations.

Extensive scheduling and planning for completing new service tie ins and cleanroom rebalancing during the summer shutdown.

Scope

- Delivery of a new capsule filler suite
- Modification of plasterboard walls and doors between rooms R430, R431, and process corridor R426A
- Demolition of the existing internal wall between rooms R430 and R431
- Construction of a new cleanroom style wall between rooms R430 and R431
- Construction of new garb rooms from cleanroom walls and ceilings
- Installation of new doors and screens
- Installation of new floor finishes and wall finishes
- Construction of a new full height cleanroom wall in room R429 to conceal proposed services
- Modification works to sprinklers
- Electrical works to support the new capsule filler suite
- Mechanical works to support the new capsule filler suite
- Alterations to the existing ceiling layout and flooring
- Wall/bump rail protection
- Finishes including painting
- Stainless steel wall cladding



Alexion, Blanchardstown

Services: Civil, Specialist Architectural

Project Value	€650,000
Project Duration	24 weeks
Architect	Tandem Project Management
QS Consultant	Tandem Project Management
Eng. Consultant	Tandem Project Management
M&E Consultant	Tandem Project Management



Scope MS&T Laboratory

- Non-GMP laboratory to support MS&T activities
- Approx. 200m² to be fitted out in TMS/current office space with approx. 13m² of additional gowning/lobby space
- New laboratory furniture and equipment
- Process drains tie-in
- Tie-ins for LPHW and water service
- Tie-ins for laboratory gasses

Scope Analytical Laboratory

- Non-GMP laboratory to support the testing and sampling of MS&T activities
- Approx. 86m² to be fitted out in warehouse engineering stores area
- New laboratory furniture and equipment
- Tie-in to existing laboratory gasses
- Tie-in to existing utilities
- Extension to existing mezzanine plant room floor approx. 140m²
- New AHU with air intake and exhaust

12





All works were carried out in a safe and professional manner with ADCO adhering to all the Amgen standards and requirements needed to execute these tasks safely and to a high standard of finish

- Pat Healy, Construction Manager, Amgen



ISO 45001 is the international standard for occupational health and safety (OH&S) management systems. It provides a framework for companies to create a safe and healthy workplace by requiring them to:

- Identify OH&S risks and hazards
- Provide training to their employees
- Monitor the effectiveness of their OH&S
- Correct non-conformities to improve performance



Safe-T-Cert is a safety management certification scheme designed for contractors working in the Republic of Ireland that covers:

- Hazard identification
- Risk assessment
- Safety planning and procedures
- Training and competence
- Monitoring and review

Health and Safety

Safeguard

The Safety, Health and Welfare of employees (full and part time), contractors, visitors and anyone that may be affected by our operations.

Strive

To eliminate any foreseeable hazards which may result in personal injuries, ill health, fires, security losses and/ or damage to property.

Establish

Document and maintain EHS procedures to assist in compliance with the policy, relevant statutory legislation.

In the last 5 years

1,679,586

Man Hours

0

Accidents

0

Lost Time

16

Near Misses

ISO 45001:2018 - Occupational Health and Safety Management System (OH&S MS): Enhances workplace safety, reduces risks, and creates a safe, healthy working environment for employees.



Environmental

Implement

an environmental management planning procedure for site-based activities to ensure management and control where within our control

Communicate

this policy to all employees and sub-contractors and control where within our control

Maintain

a policy for continuous improvement of the environmental management system and performance

How ADCO safeguards the environment

Through our **ISO 14001:2015** framework, ADCO optimises eco-efficiency, waste reduction, and energy conservation. We also strive for ever more sustainable practices, fostering environmental consciousness and stewardship in our team.



The way we ensure quality in waste management

By complying

with relevant legislation, regulations and specifications

By promoting

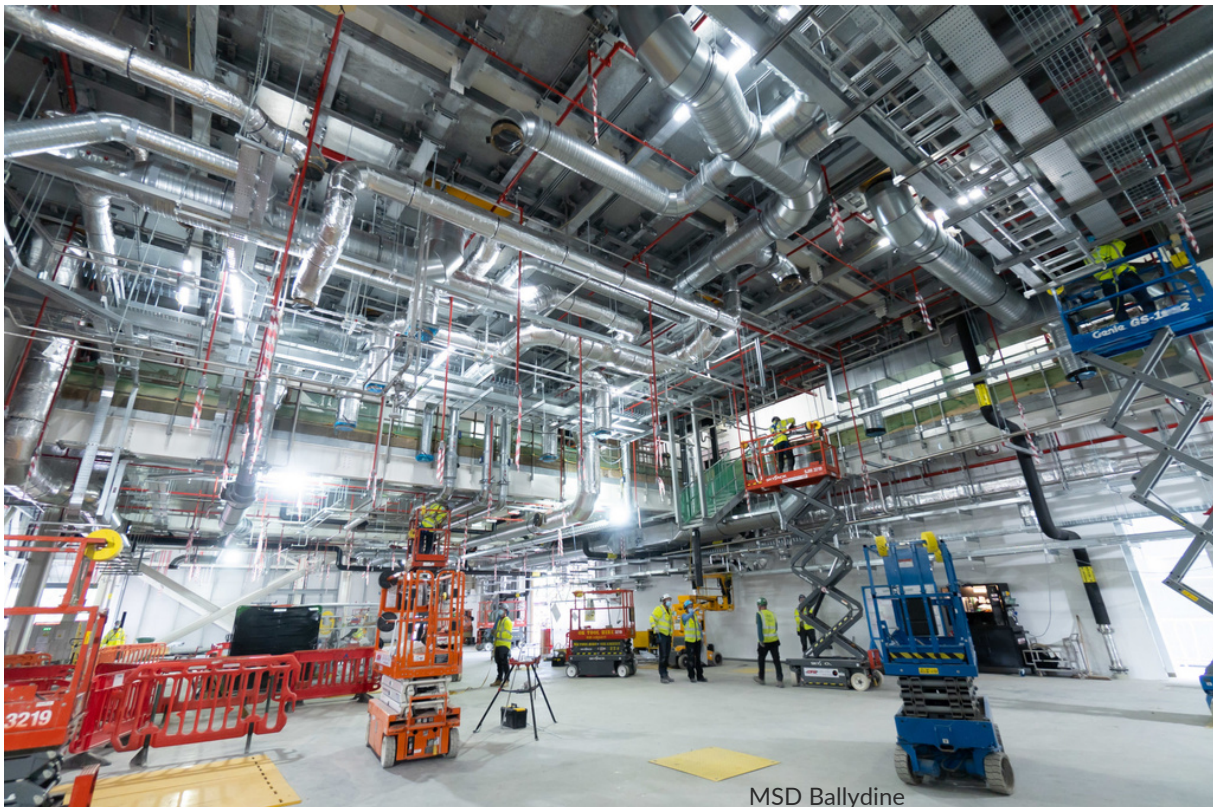
a culture of quality awareness and responsibility

By maintaining

a management system that complies with ISO 9001:2000

ISO 9001 is the international standard for quality management systems and helps companies:

- Meet customer and regulatory requirements
- Improve customer satisfaction
- Increase efficiency
- Reduce costs
- Enhance employee morale
- Improve employee engagement



MSD Ballydine

Building Information Modelling (BIM)

This revolutionary 3D modelling software elevates building design, construction, and maintenance by:

- Improving collaboration
- Mitigating risks
- Foreseeing and reducing errors
- Informing decisions
- Boosting productivity
- Enabling environmental harmony
- Creating accurate visualisations
- Providing unprecedented flexibility
- Complying seamlessly with regulations



Autodesk Build

This cloud-based platform empowering teams to:

- Manage project schedules and financials
- Oversee risk assessments
- Collaborate and develop live project documents
- Resolve project challenges quickly
- Streamline RFIs and submittals with ease
- Elevate safety standards



Last Planner System (LPS)

This collaborative planning tool helps construction teams improve productivity, reduce waste, and increase customer satisfaction by:

- Producing realistic work plans
- Resolving problems that could prevent work completion
- Improving communication and collaboration
- Tracking progress
- Identifying improvements





Thank you so much to all at ADCO for supporting our 2019 Tiny Hearts Christmas Appeal. Your donation empowers CMRF Crumlin to continue the fight against childhood illness. With your help we are improving facilities for children in hospital this Christmas and investing in research to give them hope for better Christmases to come.

- Gráinne Kennedy, Head of Corporate Partnerships CMRF Crumlin



Dear friends at ADCO, during the winter months, families struggling to make ends meet face their toughest time of year. Because of your kind donation to the Society of St. Vincent de Paul, you will be there to lighten their load.

- Kieran Stafford, National President The Society of St. Vincent de Paul



Thank you to all at ADCO for your part in raising funds towards our vital work, in collaboration with your colleagues at MSD, PM Group, Kirby and P&S Machinery. I know a lot of work was put in to this initiative and we really appreciate you going the extra mile to get this off the ground. It is certainly the most innovative fundraiser we have ever come across!

- Siofra Kelly, Corporate Partnerships Officer Focus Ireland



ISO 14001 is an international standard for environmental management systems that helps companies:

- Manage environmental impacts
- Reduce their environmental footprint
- Comply with environmental regulations
- Demonstrate their environmental commitment



Steady Growth

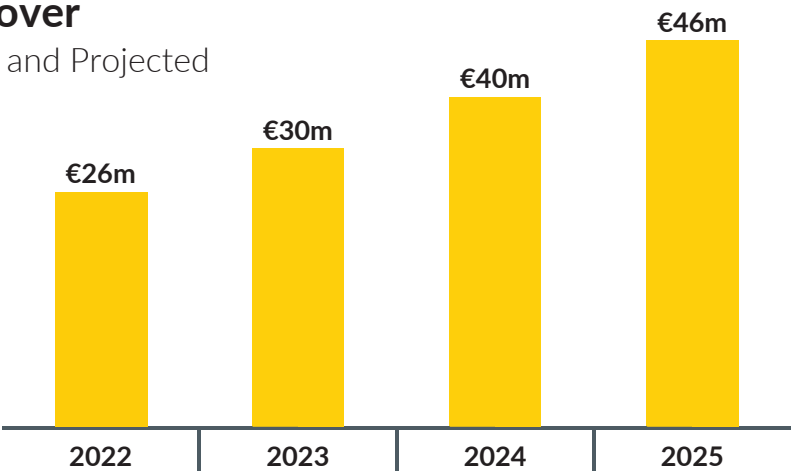
80%

Deliverability

Deliverability is at the core of our excellence. Over 80% of our business thrives on returning clients, drawn to our unwavering commitment to not just meet but exceed their expectations, ensuring that every promise we make is a promise we deliver.

Turnover

Actual and Projected



Insurances

€13m

Employers
Liability

€6.5m

Product/
Public Liability

€7m

Contractor
All Risk

€7m

Professional
Indemnity

Bonds

ADCO holds performance bonds for projects of varying sizes and contract types. We maintain bond facilities with different trusted providers.





“Coming up with solutions that deliver the best result for everyone is what I specialise in.”

Brian Nolan

Estimating and Procurement

In my 10+ years at ADCO overseeing the tendering and pricing of new projects, my responsibility is ensuring organisations like yours get the best value-add from the supply chain in the marketplace. My focus is providing practical, innovative solutions to the challenges you face. The enduring relationships I have built with design team members and end-user clients alike are the product of the collaborative approach I like to bring to every project.

If you have an upcoming construction or fit-out project to put out to tender, I would look forward eagerly to the opportunity to discuss it with you further and submit a quote. My contact details are below.

Email: bnolan@adco.ie
Telephone: 01 6204578

ADCO

Understanding Construction

www.adco.ie