

# ENGINEERING EXPERTISE MANAGEMENT OF THE ENTIRE CONSTRUCTION PROCESS

PHARMACEUTICALS

COSMETICS

HEALTHCARE BIOTECHNOLOGIES



# WITH IDEC SANTÉ, BUILD MORE THAN A PROJECT



Pharmaceutical, healthcare biotechnology and cosmetics industries, our teams work hand in hand with you to deliver projects geared to your industrial, economic and environmental challenges.

A unique approach is what sets us apart, focusing on tailored and turnkey support, illustrated by strict commitments to a fixed price, meeting deadlines and execution quality.

**22**  
years'  
experience

**+100**  
projects  
completed

**75**  
employees

**10,000**  
sq.m clean rooms  
built every year



*We build on more than 20 years' experience on projects completed with our clients to meet the most demanding standards of technical expertise and excellence for your future developments, integrating energy and decarbonization challenges.*

**Cédric de WAVRECHIN**  
CEO, IDEC SANTÉ

# COMPREHENSIVE SUPPORT

## CONSULTANCY

Guidance and support in developing your facilities and associated processes by factoring in your industrial objectives and their future prospects

## CONCEPTION

Experts working to serve your projects: design office engineers, technical work packages, price, environment, GMP & GLP experts, qualified architects, ...

## CONSTRUCTION

In-house construction specialists to breathe life into your projects while maintaining high quality of workmanship, environmental protection and safety.

## QUALIFICATION

Working alongside you to prepare all the files required by your authorities to commission and qualify your facilities.

# WOMEN AND MEN AT THE SERVICE OF YOUR PROJECTS



Right from the outset of your real estate projects, we can offer our support for the co-design of your future building.

Process engineering, industrial master plan, two-phase studies with precise deliverables, we incorporate all your industrial factors and standards: GMP, ICPE, QHSE. We then oversee the construction of your development with the backing of a network of trusted partners.

## A TURNKEY OFFER



COMMITMENT TO  
DEADLINES



FIXED, GLOBAL  
AND ALL-INCLUSIVE PRICE



TRUST  
AND ACCOUNTABILITY



CERTIFIED QUALITY  
PROCESS



A SINGLE  
POINT OF CONTACT



PROJECTS WITH  
COMPLETE PEACE OF MIND



## OUR TECHNICAL EXPERTISE

Our engineers, technicians, process and special fluids experts mobilize their knowledge and experience to work hand in hand with you on ambitious projects that form part of your industrial strategy.



### CLEAN ROOMS

Our experts build the clean rooms required for research, and the development and production of your drugs, ingredients, pharmaceuticals, cosmetics and medical devices



### SPECIAL FLUIDS

Your industrial activity means you need special fluids to produce your products. Purified water, water for injection, clean steam, laboratory gas, compressed air, silica water...



### INDUSTRIAL REFRIGERATION

We provide assistance in the integration of your positive and negative cold rooms dedicated to storage and warehousing of your ingredients or finished products.



### FACTORY 4.0

Digitising your systems, production management and scheduling and energy management are integrated in our thinking.



### GOOD MANUFACTURING PRACTICES (GMP)

We provide our support working in line with the Good Manufacturing Practices (GMP) governing your activity. We also apply all required ISO standards.



### QUALIFICATIONS (FAT / SAT / DQ / IQ / OQ)

Pharmaceutical qualifications are an integral part of the support proposed by our teams. We work with you to draw up a commissioning and/or qualification and follow-up master plan.

# OUR METHODOLOGY



# OUR SCOPE OF ACTION

Thanks to our mastery of the real estate and technical aspects and the integration of your future process, our teams are in a position to take up all your challenges. This comprehensive skill set guarantees an optimised design for functional, high-performance structures.



# DECARBONISATION & GREEN ENERGY

Far from being a mere communication vector, decarbonization and green energy are now fully integrated into the development of new real estate projects. Regulations, cost of energy, CSR approach, we accompany you in responding to all these challenges.

By integrating this responsible dimension right from the initial conception of your projects, we are in a position to offer you the most innovative solutions for reducing the carbon impact of your development to a minimum, limiting the associated consumption and capitalising on the green energy produced in your facilities.

## WHY DECARBONIZE YOUR PROJECTS?



RESPECT FOR  
THE ENVIRONMENT



TACKLE THE RISING  
COST OF ENERGY



LIMIT YOUR  
CARBON IMPACT



INTEGRATE STANDARDS  
AND REGULATIONS



INCREASE THE VALUE OF  
YOUR ASSETS



INTEGRATE YOUR  
CSR APPROACH

## A PANEL OF INNOVATIVE START-UPS

Besides the support proposed by our teams regarding the real estate and process integration aspects, we take full advantage of the start-ups integrated in the GROUPE IDEC INVEST Innovation investment fund to implement the most innovative solutions for your developments. This approach is backed up by our entry into the capital of EIT Innoenergy.



Accelerator of start-ups linked to  
green energy



Green hydrogen  
distribution stations



Hydrogen fuel  
for industry



Co-generation based  
green energy storage



Health biotechnologies  
incubator

# VIRTUOUS DEVELOPMENTS

**Every real estate project developed at your side is unique. Its environmentally and energy focused approach is equally so. Through three flagship developments, get an overview of the solutions that can be used for your future industrial tool.**

## LEED GOLD AND PHOTOVOLTAIC CANOPIES



**CHIESI**

THROUGH the support of our teams, this development has obtained LEED Gold certification, the guarantee its environmental performance during the construction and operating phases. This project also includes photovoltaic canopies making it possible to cover 18% of the site's energy needs.

## TRIPLE ENVIRONMENTAL CERTIFICATION



**L'ORÉAL**

The L'ORÉAL logistics platform built by IDEC SANTÉ makes the most of green energy sources with a wood-fired boiler, photovoltaic panels on the roof and a borehole heat exchanger. It thus benefits from triple environmental certification: BREEAM Excellent rating, LEED Gold and BiodiverCity high performance.

## A RESPONSIBLE AND VIRTUOUS APPROACH



**DIOR PARFUMS**

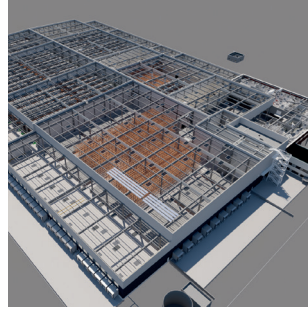
At the instigation of DIOR Parfums, our teams have strived to design a development that is symbolic of this wonderful cosmetics house's responsible commitments. This Quality Control laboratory will take full advantage of a green roof and will aim for BREEAM Excellent certification, synonymous with its virtuous approach.

## OUR SUPPORT



### INTEGRATING GREEN ENERGIES

- Geothermal energy
- Photovoltaic
- Green hydrogen
- Wind turbine



### IMPLEMENTING ECO-DESIGN

- Bio-sourced materials
- Green roofs
- Reflective roofing



### ENERGY EFFICIENCY

- Air reprocessing
- Heat recovery
- Reinforced insulation

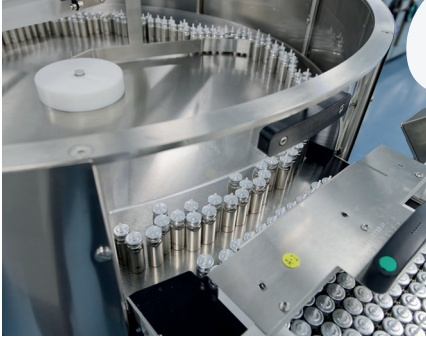


### SMART TECHNICAL MANAGEMENT

- BMS / FMS monitoring
- Energy management
- Smart lighting



# PHARMACEUTICALS



*IDEC SANTÉ's ambition to be a key player in our pharma sector is equal to our teams' commitment to their clients whatever the circumstances.*

*One of the things I've understood: the IDEC SANTÉ teams work on a project as if it was for their own benefit!*

**Franck VILIJN**

CHIESI Industrial Director



## CHIESI

La Chaussée-Saint-Victor (41) | 22,490 sq.m

### 15 YEARS' WORKING TOGETHER – Five tranches completed on an occupied site



**2008** | CHIESI Distribution | 1,000 sq.m  
Construction of a warehouse and positive and negative cold stores

**2015** | Powders project | 5,580 sq.m  
Construction of a site extension: clean rooms, laboratories, storage and offices

**2022** | pMDI project | 8,200 sq.m  
- Extension of a production and storage area (5,400 sq.m)  
- Restructuring of a production area and laboratories (2,800 sq.m)  
- Creation of a company restaurant  
- ISO8 clean rooms for the production of highly active drugs

- SAT/Facility Qualification/Operational Qualification pharmaceutical qualifications achieved

- Strict HSE approach, LEED certification

**2023** | Installation of photovoltaic canopies | 3,410 sq.m  
| Extension of the pMDI project | 4,300 sq.m

- Creation of production and maintenance areas, and of technical facilities  
- Restructuring of part of an existing building





*The early stage studies and design work accomplished by IDEC SANTÉ is, in our view, a major factor in the success of our project.*

**MARC CUDELOU**  
Site Director  
INNOTHERA CHOUZY



## **INNOTHERA**

Chouzy-sur-Cisse (41) | 7,500 sq.m

Design and extension of a pharmaceuticals production building

- Production and storage clean areas, washing facilities, storage areas, cloakrooms, offices, site subject to ICPE, ISO 8 clean rooms, controlled risk of raw materials dissemination (antibiotics)



## **MERCK**

Molsheim (67) | 1,000 sq.m

Restructuring of a pharmaceutical production unit



## **SGS FRANCE**

Saint-Benoît (86) | 2,000 sq.m

Design, extension and refurbishment of a pre-clinical and clinical bio-analysis laboratory

## PRODUCTION SITE



Ongoing works

*We chose a single partner – IDEC SANTÉ – that was able to master all the technical aspects of our project and respond to the demands of the Pharma environment. We are very satisfied with our collaboration on this ambitious project. They were able to respond to our specific requirements and the turnkey contract enabled us to put the project in a proper legal framework while at the same time retaining flexibility in the execution phase.*

**Pierre-Yves FAVENNEC**

VP Global Operations APTAR PHARMA



### APTAR PHARMA

Granville (50) | 16,000 sq.m

Design and construction of a new site for the manufacture of primary packaging articles for injectable pharmaceuticals



- Three main tranches of works carried out between June 2021 and October 2024: clean and non-classified production and storage areas, cloakrooms, offices
- ISO 5 to 7 clean rooms, strict HSE approach, LEED silver certification, site subject to ICPE
- Utilities: Clean steam, compressed air, water for injection
- Photovoltaic

## EXCHANGES AROUND TURNKEY



**Gilles LETORT, IDEC SANTÉ Pharmacist and Sales Manager explains the support that is proposed to you to breathe life into your industrial projects.**

### **What is this support characterized by?**

We are our client's sole contact, from the preliminary studies to the technical and architectural design, process integration, and the actual works through to commissioning, including qualifications.

### **What are the advantages for your clients?**

We provide precise visibility of the resources to be implemented to bring their real-estate and industrial project to fruition. Firm price, commitment to deadlines and workmanship, we base our exchanges on a relationship of trust and transparency to work on the developments alongside them with complete peace of mind.

### **What types of projects do you position yourself on?**

We focus on construction design projects, but we also work on structures whose design has already been completed by our clients, still with a turnkey offer. This means we are able to meet all of our client's needs and requests.

### **You also propose to integrate process engineering, could you tell us more about this?**

We provide our clients with support upstream of the master plan, and all along the buildings' and utilities' design study phases, even offering technical assistance to the Project Owner for the consultation and purchase of equipment. This approach is characterized by the prior accomplishment of a capacity study regarding the production site concerned (product and personnel flows, grey and clean utilities enabling the plant to function).

## COSMETICS



Ongoing works

### DIOR PARFUMS

Saint-Jean-de-Braye (45) | 5,700 sq.m

Design and construction of a new, high-quality laboratory & office building

In order to meet the growing needs of its activity, DIOR PARFUMS decided to expand its perfume production site. This development implies a necessary expansion and restructuring of its Quality Department. The project extends over 5,500 sq.m spread over three levels. It proposes 2,160 sq.m of Quality Control laboratories (physical-chemistry, microbiology and sensory), including 540 sq.m of perfume sample library space, offices and a quality assurance platform.

This development, currently under construction, is aiming for BREEAM EXCELLENT certification.



- Site subject to ICPE
- BREEAM Excellent Certification
- R&D and quality control laboratories: Physical-chemistry, microbiology and sensory
- Perfume sample library
- Offices
- Quality assurance platform



*We have called on professionals to accompany us throughout the project, from design to completion, not forgetting support on standards and regulatory matters, administrative monitoring and applying for planning permission.*

**Dominique BIDAUT**  
President DECORTIAT ESTELLE



## DECORTIAT ESTELLE

Saint-Laurent-Nouan (41) | 7,000 sq.m

Design and construction of a cosmetics industrial site

- 3,000 sq.m extension of the packaging and storage area; 4,000 sq.m refurbishment of the packaging area, offices and staff rooms
- Work on an occupied site, improvement of personnel and product flows, GMP compliance for cosmetics



Triple Environmental  
Certification

## L'ORÉAL

Vennecey (45) | 35,000 sq.m

Construction of a cosmetics storage platform



## SISLEY

Vendôme (41) | 21,000 sq.m

Design of a cosmetics industrial site



# HEALTHCARE BIOTECHNOLOGIES



## HEALTHTECH STATION

Tours (37) | 9,500 sq.m

Design and construction of a biomedicines incubator

Ideally located near the Bio3 Institute (Tours University – IMT Group) to facilitate transfers to GMP-like premises to test bioproduction technologies, the building will extend over 9,500 sq.m, including 5,600 sq.m dedicated to maturation, incubation and acceleration, with 800 sq.m of co-working spaces and 350 office stations

- Incubator hosting French businesses working in the biotechnology and medtech sectors
- Comprehensive support for start-ups from maturation to industrialization
- Twelve companies selected for the incubator
- 600 people hosted in the long term
- 100 L2 laboratories with cutting edge equipment



# OUR PARTNERSHIPS

# AND SPONSORSHIP INITIATIVES



The number one pharmaceutical cluster in Europe, POLEPHARMA positions itself as a network of excellence and innovation in the “Made in France” healthcare sector with expertise to serve all its members.



COSMETIC VALLEY is a centre of excellence that assembles the big names in cosmetics (production, manufacturing and R&D) to promote innovation and their presence in France and around the world.



The FONDATION DU SOUFFLE (“Breathing Foundation”), which has been recognized as being of “public utility”, combats all respiratory disorders in three ways: research, prevention/awareness raising, and emergency social assistance.



L’INSTITUT DU CERVEAU (ICM or Paris Brain Institute), in the heart of the Pitié-Salpêtrière University Hospital in Paris, is the world’s largest research centre for effective treatment of injuries to the nervous system.

# WHAT OUR STAFF HAVE TO SAY



*What I appreciate in my job is the wealth and diversity of the projects and the degree of associated exactingness enabling each one of us to progress in our area of expertise, in a spirit of cohesion and attentiveness.*

**SARA** – Qualified architect



*IDEC SANTÉ can be summarized in three strong values: responsiveness regarding the client's requirements, efficiency, and above all customer satisfaction which remains everyone's priority all along the project. In addition, there's the team spirit and cohesion that ensure that a success is made of every project.*

**WAËL** – Project leader



*What I like at IDEC SANTÉ, besides the ambitious projects on which I have the pleasure of working, is the family spirit and cohesion, and the dynamics that our managers pass on to us.*

**AYMERIC** – Works Engineer



*Arriving at IDEC SANTÉ as a work/study trainee in the framework of my studies, my apprenticeship conditions in the company were optimal in a climate of trust and sharing. A real success since IDEC SANTÉ decided to pursue the adventure by offering me an open-ended contract.*

**ÉLODIE** – Works Assistant



# LOOKING FORWARD TO SEEING YOU IN OUR NEW HEADQUARTERS IN 2024



GROUPE IDEC is building a Campus in La Chaussée-Saint-Victor, Loir-et-Cher (41), close to its current offices, which will house its future regional headquarters and several places for living, exchanging and sharing, all in the same space. The stress will be on the quality of life at work for future users of this program, which will extend over nearly three hectares (7.4 acres) and be largely given over to respect for the environment and for biodiversity.

The energy dimension will not be forgotten: the offices will be powered by photovoltaic installations and the warm water will come from a geothermal source.

The CAMPUS by GROUPE IDEC will also include a 3,000 sq.m. training academy that will host GROUPE IDEC's future Project and Works Management Degree courses and a sports and wellbeing centre with swimming pool, balneo and spa.



# **ADDITIONAL HIGH ADDED VALUE SERVICES**

By imagining additional services for bespoke developments, we can propose smarter, connected, sustainable and attractive real estate projects.

## **RESEARCH & DEVELOPMENT**



## **ENVIRONMENT & BIODIVERSITY**



## **QUALITY HEALTH SAFETY ENVIRONMENT**



## **ARCHITECTURE & PLANNING**



# IDEC SANTÉ, A GROUPE

## IDEC SUBSIDIARY



As a major player in the real estate sector, with more than twenty firms all specialized in their respective sectors, GROUPE IDEC operates in France and abroad to plan, develop, finance and propose innovative energy solutions and design and build all types of buildings.

**550**  
employees  
in France

**+1000** Ha  
developed or under  
development

**€332 M**  
real-estate  
assets

**€521 M**  
turnover  
in 2022



In the framework of its CSR approach, GROUPE IDEC has been committed since 2022 to the United Nations Global Compact Social Responsibility Initiative and its ten principles around human rights, labour standards, the environment and the fight against corruption.

## A UNIQUE SYNERGY

### PLANNING & DEVELOPMENT

The best land for developing your real estate projects

### DESIGN & CONSTRUCTION

Eight builders at the service of your most ambitious projects

### INVESTMENT

A bespoke investment to help you bring your developments to fruition

### ENERGY

Unique solutions to reinvent energy usage

### INTERNATIONAL

Comprehensive support to develop your projects abroad

### INNOVATION

Support for innovation for a responsible and sustainable development



Watch our  
support video

IDEC-SANTE.COM

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#### YOUR CONTACTS

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