

### Client Overview

BSi Inspectorate America helps clients minimize risk through independent inspection, analysis and testing of commodities. Inspectorate's commodity inspection services are designed to improve trading effectiveness and to protect the commercial interests of both buyer and seller. Its network of services extends to 110 countries worldwide, delivered by more than 3,500 employees in 80 specialized laboratories.

### Project Overview

LCS served as the design-build general contractor for Inspectorate's new 13,000 square foot tilt wall building consisting of 9,000 square feet of laboratory space and 4,000 square feet of office space. This facility is the largest lab in the world for Inspectorate.



LCS worked with the owner to define project goals focused on the needs of the end users which accommodated budget constraints, and developed an aggressive project schedule that allowed Inspectorate to meet a critical market-driven deadline. Throughout the project, LCS regularly met with the client to review construction progress and scope and budget compliance.

The laboratory includes separate fume hood exhaust systems for ash hoods and acid hoods as well as standard duty hoods – over a dozen hoods in all. Lab support spaces were configured to the unique

needs of Inspectorate's sample delivery methods and security requirements. All the labs are equipped with magnahelic instruments to indicate status of room-to-room pressurizations.

LCS brought unique benefits to Inspectorate that included rapid identification of an overall facility program and strength in design through in-house and outside design resources. LCS worked with Inspectorate to design the facility to support standard workflows and business processes and to maintain critical separations between key tasks to prevent sample contamination.

LCS delivered a fully functional facility that satisfied design requirements in a manner that prevented unwelcome surprises and offered practical solutions tailored to the needs of this client. Despite an aggressive project timeline, most critical construction tasks started ahead of schedule. LCS also employed value engineering to help Inspectorate maximize productive square footage and enhance services in critical areas of the building, while still managing overall cost.

