

 LIFE SCIENCE

The specialist for industrial buildings.

 CANEXIS
Pharma

CANEXIS PHARMA AG, SCHLATTINGEN (TG)

INSIGHT



Canexis Pharma AG is a start-up company specializing in the processing of medical cannabis. The company's founder, Sebastian Zeller, previously devoted himself to the cultivation and trade of medical cannabis and decided to expand the value chain by manufacturing cannabis-based active ingredients. The young entrepreneur implemented his business idea by constructing a functional production building. He brought IE Life Science on board for the planning and construction.

Active ingredients derived from cannabis for medical purposes are experiencing rapid growth in demand in healthcare markets. Cannabis-based medicines have now been legalized in Germany and Switzerland. Scientist and cannabis expert Sebastian Zeller foresaw the development of cannabis into a recognized medicine and decided to seize the opportunity this presented. Immediately after the founding of Canexis Pharma AG, the project to build a production facility began, where cannabis flowers would be processed into high-quality bulk products such as extracts, distillates, and isolates.

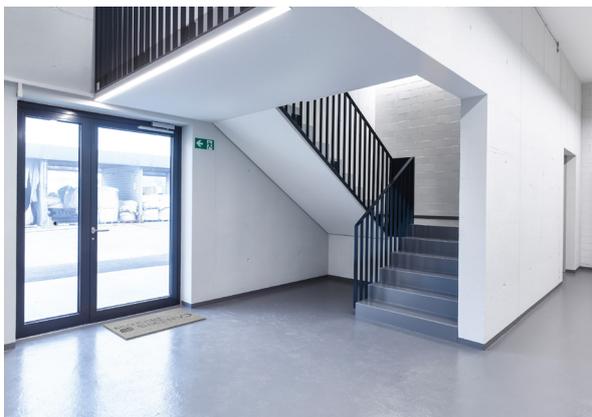
The corresponding production processes are complex and subject to legal GMP requirements. The client therefore sought a planning partner who was familiar with the GMP environment and clean room production and who had comprehensive process knowledge and experience. The choice was IE Life Science, which accompanied the new construction project and brought it to a successful conclusion in a short period of time. IE provided guarantees for costs, quality, and deadlines.

SMART IS BEAUTIFUL

NEW BUILDING FOR THE CANNABIS PROCESSOR CANEXIS PHARMA AG

«As a start-up, we could really only afford the bare essentials. Thanks to the expert advice and support of the planners at IE Life Science, we were able to develop a lean, efficient operating concept through ongoing dialogue and realize a production building that is consistently geared toward a balanced cost-benefit ratio.»

*Sebastian Zeller,
Founder and Managing Director Canexis Pharma AG*



SUCCESS FACTORS

1

AS MUCH AS NECESSARY AS A GUIDING PRINCIPLE

CAREFULLY BALANCED COST-BENEFIT RATIO.

Start-ups are not usually spoiled with investment capital. Canexis Pharma AG is no exception. That is why it was clear from the outset when planning the new building that the aim could not be to implement a maximum solution. The goal was rather to set up a lean production infrastructure that would enable the young company to successfully enter the market. The IE planners were challenged to develop the most efficient factory concept possible at the lowest possible cost. This requirement applied in particular to the implementation of a GMP-compliant environment. This had to meet the minimum standards required for cannabis processing. However, it was also clear that the building had to allow for optimization and expansion. The planning resulted in a compact attic building with production on the ground floor, laboratories and offices on the upper floor, and reserve space in the attic for possible indoor cultivation of cannabis.

2

MAXIMAL FLEXIBILITY IN OVERALL PLANNING

CONFIDENT DECISION-MAKING IN ALL PLANNING PHASES.

The factory planning for Canexis Pharma AG was consistently based on the proven IE principle of “from the inside out.” The first step was a feasibility study with various approaches and the definition of the central requirements. Based on this, the concept was developed and the system and implementation planning took place. The client and the IE planners paid particular attention to continuous optimization in the individual planning phases. In workshops, they developed answers to the questions: Do we want this? Do we need this? Is there a leaner solution? Decisions were made on the basis of the User Requirement Specification (URS) and GMP risk analyses. The experts at IE Life Science succeeded in setting up the planning in such a flexible way that it was possible to react promptly to process-related adjustments.

3

CLOSE INTERCONNECTION OF OPERATIONS PLANNING AND ARCHITECTURE

CONVINCING FACTORY CONCEPT THANKS TO A COMPETENT PLANNING TEAM.

One of IE Life Science's strengths is that operations planners and architects work hand in hand from the start of the project to its completion. IE architects do not see themselves solely as designers of building shells, but are also familiar with operational logistics, space organization, GMP, and zoning concepts in the pharmaceutical industry and have the relevant experience. IE operations planners, in turn, are able to deal professionally with architectural principles and take them into account when designing processes. In the new construction project for Canexis Pharma AG, the interaction between the two main disciplines in factory construction proved to be particularly valuable and decisive. Through close teamwork between operations planners, architects, and specialist planners, IE Life Science ensured high planning efficiency, flexibility in all planning phases, and a final result that met the objectives.

4

HYGIENE CONCEPT FOCUSED ON FUNCTIONALITY

SOPHISTICATED ZONING CONCEPT AND STREAMLINED TECHNOLOGY.

When developing the hygiene concept, the planners at IE Life Science did everything they could to achieve an optimal cost-benefit ratio. A zone plan formed the basis for the three floors. Rooms that meet GACP requirements for the future indoor cultivation of cannabis were already created on the attic floor. The IE planners reduced the clean room areas (class E) to the necessary minimum. In terms of technology, they focused on simple systems that ensure compliance with the required environmental conditions, taking into account official regulations. Material and personnel flows were consistently separated. Risk-based qualification, concentrated on GMP-relevant areas, was carried out in parallel with operational and construction planning, which contributed significantly to planning efficiency.

5

TEAMWORK BETWEEN PLANNERS AND CLIENT
AS A SUCCESS FACTOR

SUCCESSFUL EXECUTION OF A VISION.

Intelligent engineering is based on the ability to transform complex requirements into a stringent solution, taking into account a wide range of options. In the new construction project for Canexis Pharma AG, the main challenge for the IE planners was to achieve maximum productivity with infrastructure reduced to the minimum necessary. After just two years of planning and construction, the result is a functional, clean, and expandable factory with efficiently organized processes and a purist architectural appearance. Simply smart all around.



24 MONTHS

› Planning and construction period



1800 m²

› Usable area



CHF 5 MILLION

› Investment volume of the building
(including cleanroom)



IE LIFE SCIENCE SERVICES

- › Feasibility, concept planning, system planning with building application and tenders
- › Execution as total contractor
- › Qualification of GMP-Cleanrooms

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Pharma

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IE LIFE SCIENCE

The specialist for industrial buildings.

We are the IE Group: your specialist for industrial buildings.

We plan, design, and construct industrial buildings. Our goal is to maximize the efficiency of your production - with the help of industrial buildings that are perfectly tailored to your manufacturing processes. We work in manageable and therefore effective teams of industry experts whose motivation and initiative you can rely on. Because at our company, all employees are involved in the business. It goes without saying that we also give you guarantees on costs, deadlines, and quality. **IE Plast, IE Food, IE Life Science, and IE Technology** are part of the IE Group, which has been on the market since 1966 and offers the necessary financial backing - even for large construction projects.



AT HOME IN YOUR INDUSTRY



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ALL EXPERTS UNDER ONE ROOF



SECURITY THROUGH GUARANTEES

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