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Report on the EMA Management Board delegation visit to the future EMA premises

1. Introduction

A delegation of the EMA Management Board (MB) was invited by the Dutch Authorities to visit the future EMA premises in Amsterdam. The aim of the visit, which took place on 7 November 2018, was to allow the MB delegation to be updated on the current status of preparedness for both the temporary premises (i.e. the Spark building) and the final premises (i.e. the EMA building). The MB delegation will subsequently report to the MB at its December 2018 meeting.

The MB delegation consisted of the MB Chair (Christa Wirthumer-Hoche), the MB Vice-Chair (Grzegorz Cessak) and the MB topic coordinators for the EMA building (Karl Broich and Audun Haga). The MB delegation was accompanied by the following EMA staff: Guido Rasi, Noël Wathion, Agneta Brandt, Tiago Freitas, Bruno Pistori and Marie-Agnes Heine. The agenda for the visit is attached. This report elaborates on the following aspects addressed during the visit:

- Overview of the construction plot of the EMA building.
- Development plan for Amsterdam Zuidas.
- Briefing on the EMA relocation project.
- Briefing on and visit of the Spark building.

2. Overview of the construction plot of the EMA building

- F. Rombouts, Project Director of the Construction consortium of the contractors, elaborated on the actions undertaken so far and the next steps. The construction is on track (although there was 1 day delay, due to heavy wind, the core was built within the planned timeline). Work was carried out 24/7 from 13 August until the end of September 2018 to build the core of the building. Emphasis was put on the safety measures in place, i.e. a safety officer is on site 100% of the time (which is unusual in the Netherlands), but this approach was taken because of the 24/7 working pattern. No accidents have occurred so far.
 - A question was asked about the type of the ground (which is muddy with sand) and the stability measures taken (use of some 360 poles, 25 meters deep).
- F. van Dijk, Architect at the Central Government Real Estate Agency (CGREA), presented the role of CGREA (largest developer, tenant and project manager in the Netherlands), in charge of some



12.3 million m² of property. Emphasis was put on the fact that the Dutch bid book for EMA was carefully followed and further tailored, where necessary, to EMA's specific needs. The fast construction of the EMA building is possible because known and proven technics are being applied, with use of many pre-fabricated elements (manufacturing sites in several EU countries are involved). Subsequently the design of the EMA building was presented and emphasis was put on some specific features such as near energy neutrality, availability of high standard meeting rooms and a clear separation for industry and staff/delegates/experts in the spacious lobby, an auditorium of some 300 spaces, a different setting being applied in one meeting room to facilitate the organisation of public hearings, a healthy and attractive working environment including ample sunlight on all floors with natural ventilation and use of a green wall covering all the office floors and facilitating air moisturizing, and availability of a large roof garden. The building should be ready in November 2019.

– Questions asked related to:

The technology used to allow for the fast construction, whereby it was emphasised that only proven technology is being applied (sliding concrete core and steel-frame with pre-fabricated concrete floor-plates, structures similar to what is used in many buildings in Canary Wharf), and in addition the work is undertaken by 2 of the biggest building companies in the Netherlands with proven experience.

The lay-out of the auditorium (use of pillars is unavoidable) and that the separate use of both the meeting room and the adjacent auditorium should as much as possible be fostered (which will be the case).

3. Development plan for Amsterdam Zuidas

- D. van Traa, Managing Director Zuidas, put emphasis on the fact that the area benefits from a high quality infrastructure and excellent public transport (which will be further improved with increased train tracks, including for international trains such as Eurostar). Other important planned investments relate to the ring road that will be moved underground, and a tunnel to the Beatrix park that will be built. Currently some 45,000 people are already living in Amsterdam Zuidas. In addition, in very close proximity of the EMA building, two large hotel developments are currently under construction, increasing the hotel capacity in the area.

4. Briefing on the EMA relocation project

- A. Kalis, Project Director relocation EMA, elaborated on aspects such as initiatives taken to facilitate the relocation of EMA staff, the availability of a Seat Agreement, a dedicated EMA-NL joint governance structure, excellent collaboration between several Dutch Ministries, the Municipality of Amsterdam, other municipalities and the MEB. More information is available on the dedicated website <https://english.relocatema.nl/>

5. Briefing and visit of the Spark building

- F. van Dijk gave a briefing on the current status of the work undertaken for the Spark building to make these temporary premises available on 1 January 2019. Work is progressing as planned. The technical delivery of the building from the current owner OVG to CGREA will take place on 30 November 2018. Some of the equipment used in the Spark building (e.g. workstations, monitors, telephones) will also be used later on in the EMA building.

- Subsequently, a visit to the Spark building took place whereby office floors, a conference floor, the restaurant and the reception area were visited. It was emphasised that the conference centre has a similar capacity as the current building in London, albeit in a more compact set-up. Also the high quality finishings were emphasised. EMA clarified that, due to the limited size of the industry lounge, a dedicated procedure is being set-up by EMA to enable pharmaceutical companies' oral explanations at Scientific Committees/other fora to continue to take place with as less disruption as possible.

6. Conclusions

- C. Wirthumer-Hoche, on behalf of the MB delegation, concluded that she was reassured about the progress made in terms of delivering the new EMA premises on time and that she was impressed by the quality of the work performed.
- G. Rasi joined the MB Chair in her thanks to the Dutch Authorities, emphasising that the new EMA premises will provide a good working environment for both EMA staff and the delegates/experts coming from all EU Member States.