

Turku, Finland



ecolab
finland



“

“For us the way we grow is by doing good. The more we help our customers save water, the faster we grow. The more they reduce their carbon footprint, the more we grow. The more people we prevent from infections, the more we grow. Ultimately there is a very natural way to bring doing good and doing well in one aligned approach,”

CHRISTOPHE BECK, CHAIRMAN & CEO

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TURKU CATHEDRAL

PROBLEM

Ecolab is a global organization with a mission to protect what is vital through creating sustainable innovations through the water, and food industries, as well as the cleaning product industries. Ecolab has decided to open a branch in Turku, Finland to aid the city's goal of becoming sustainable by 2023. Turku is known for its food scene therefore, Ecolab's branch caters to the food industry through appliances that use less water, cleaning supplies for liens and hard surfaces, as well as back-of-house organization methods to keep track of food expiration dates.

STATEMENT

Ecolab of Finland will be an office building as well as an elevated restaurant and bar that will serve traditional Scandinavian foods while acting as a showroom and place of education to teach clients how to implement Ecolab's innovations. The construction of the office and restaurant should take approximately 2 years and will open in early 2025. Given this is an international project the timeline of permits for the site and construction is difficult to estimate a exact timeline. Similarly, Ecolab prioritizes quality in their products so they will have a longer lifecycle, which is a more sustainable option with a greater return investment. Therefore, the budget for Ecolab of Finland is not limited when it comes to selecting quality materials that benefit the company and the environment long term.

10
“asiakasyritys ja tyyli”
(finnish for client & company style)

CLIENT &
COMPANY
STYLE



E C O L A B ' S

B R A N D

FIELDWORK

WHAT IS ECOLAB

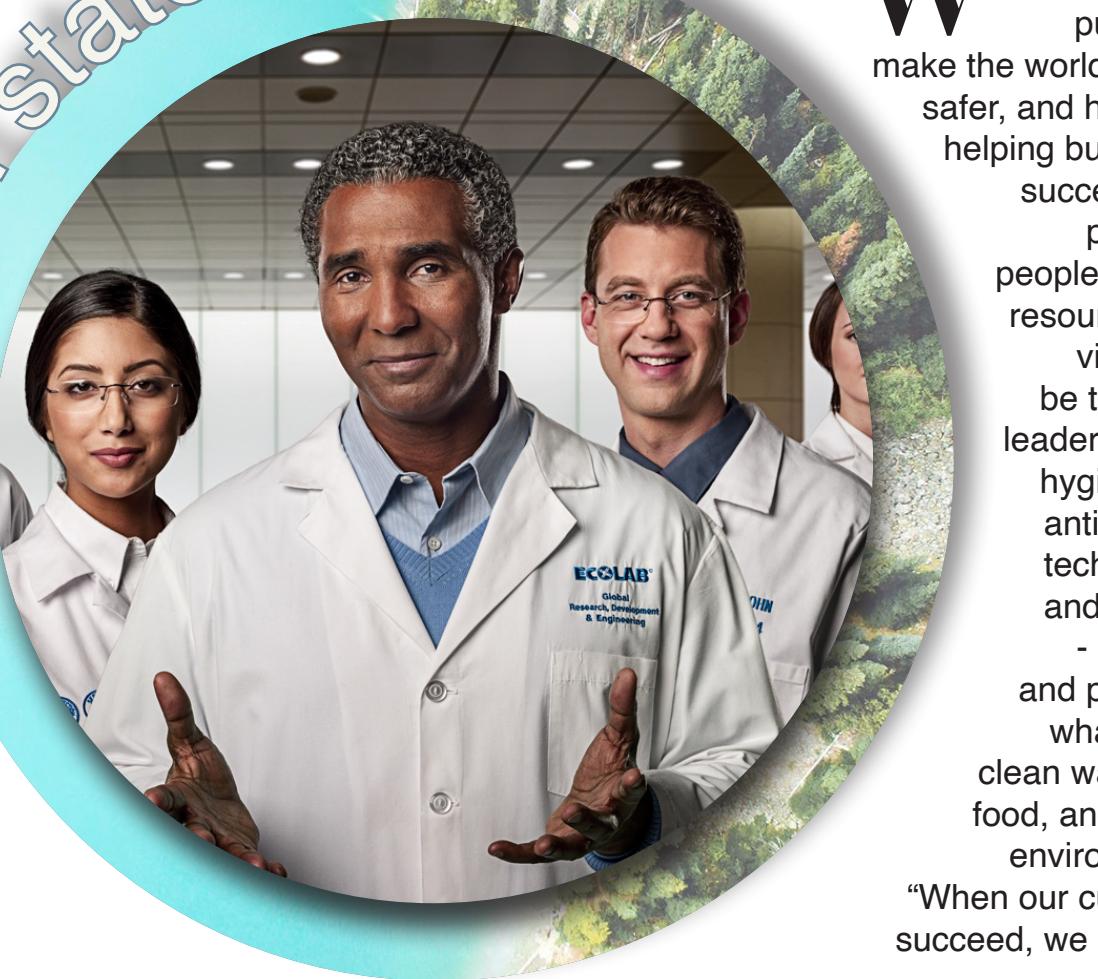
Ecolab has been a close associate to more than 1 million customers for 100 years. Created in 1923, Ecolab's main goal and priority is to **sustainably** protect people and assets that make up life. They do this by offering water, hygiene, and infection prevention in sustainable manners across more than **40** industries, including healthcare, hospitality, foodservice and restaurants, commercial laundries, life science, pulp and paper, and power generation (such as coal fired, gas fired, geothermal, and nuclear). Their solutions are based on scientifically driven data and technology that each work together to create a **safer** environment for people and ecosystems across the globe.



Field service teams use scientifically backed data to scan systems and tech to guarantee that they are running efficiently. These special teams are made up of 25,000 field associates trained to provide individualized consulting to each of Ecolab's clients. They also share their professional opinion on leading practices, training, safety protocols, and problem solving tips as well as giving tutorials to customers on beneficial technology. Each appointment with a field service member provides a more meaningful and clearer connection with the services provided. These services can be implemented into a wide plethora of goals such as sustainability, food safety, operational productivity, and protection of the client's reputation. Ecolab's field service teams offer support in the areas of water treatment, dishwashing, pest elimination solutions, material handling, hotel cleaning and more.

MISSION &

mission statement



“We are united by our purpose to make the world cleaner, safer, and healthier - helping businesses succeed while protecting people and vital resources. Our vision is to be the global leader in water, hygiene, and antimicrobial technologies and services - providing and protecting what is vital: clean water, safe food, and healthy environments.”

“When our customers succeed, we succeed”

VISION

vision statement



“Ecolab is a global sustainability leader offering water, hygiene, and infection prevention solutions and services that protect people and the resources vital to life. Building on a century of innovation, we deliver comprehensive science-based solutions, data-driven insights, and world-class service to advance food safety, maintain clean and safe environments, optimize water and energy use, and improve operational efficiencies for customers around the world.”

S Y S T E M S T H I N K I N G

System thinking is a mindset of taking a step back and investigating the entire scope of work and its interactions rather than its individual parts. Taking a holistic view provides teams with an understanding and awareness of their members on how they interact and connect, aiding in the understanding of all possible outcomes produced. This mindset can help groups identify current and potential problem areas that arise and provide a sense of perspective. "Systems thinking is about investigating what set of factors and interactions are contributing to or could contribute to a possible outcome," said Steve Brown, deputy director of collaborative learning and strategic insight at Southern New Hampshire University (SNHU).

System thinking comes before design thinking as understanding the system and identifying potential problems as well as outcomes is crucial for curating a successful design. The design should be based on the possible outcomes identified in the system thinking phase by considering who is affected and their possible response.

By integrating system thinking into Ecolab's design, be considering how the company's department works as a whole as well as the connections between each department, our firm can create functional adjacency along with spaces that encourage these interactions.

Human-centered design is to fill a need and future needs therefore when designing Ecolab's new branch office it is important to integrate system thinking to allow for a more holistic, sustainable, and efficient design solution.

Creating systems mapping or diagrams is a visual communication used to represent the interconnection of the whole company. This allows for complex ideas and relationships among departments to be communicated effectively to stakeholders who are giving the final approval of the design. Additionally, system thinking is helpful when curating an adaptable and resilient design to evolving workzones. Another possibility to consider is the lifecycle of the interior from design and construction to maintenance and possible renovations. With Ecolab's mission revolving around sustainability, it is important to consider the long term impact of the design selection's lifecycle. Taking a holistic approach of consideration of lifecycle by assessing the environmental and social impact of materials and furnishings selected.

MANAGEMENT & STYLE

Ecolab believes in the success of their employees and the success of their company is contingent on one another. The company's ability to engage and captivate the world's most capable talent, while furthering their relationship with existing employees is crucial to managing their businesses effectively. Therefore, Ecolab believes in investing back into their employees through professional training and development, creating personal plans to identify and achieve career goals, and conducting frequent employee engagement surveys. "Knowledge and expertise are core to what we do. We believe that it's essential to provide associates with continuous learning and development opportunities." Ecolab hosts an annual Ecolab Development Week to provide educational opportunities through practice-oriented workshops to elevate the employee's skills and advance their career development.



In 2022, they hosted the fifth Development Week which included 324 virtual events spanning across 33 countries and had more than 7,400 employees in attendance. In 2022, Ecolab's employees launched an employee led community group that works to accelerate Ecolab's growth and impact on environmental sustainability through education, communication, and collaboration. This Global Sustainability Network consisted of 550+ founding members and has since grown its membership to more than 1,300 associates representing 60+ countries. The network is working off a strategic plan that focuses on three pillars: 1) providing education about sustainability; 2) enriching a sustainable culture; and 3) collaborating across boundaries. Global Performance Planning and Development (PP+D) is a system used by Ecolab that provides employees and managers with the proper tools and resources to optimize their performance. The Annual performance review is formed of three categories: 1) past results summary; 2) performance objectives for the new year; and 3) coaching and developing goals. While this is an annual review of the year, Ecolab encourages its managers to provide open feedback and coach throughout the year regarding supporting employees in achieving their goals.

W O R K E R S & V I S I T O R S



“Our 2030 Impact Goals reflect our ongoing dedication to delivering strong value to customers and shareholders by achieving positive outcomes. By 2030, we aim to help customers save enough water to meet the drinking water needs of 1 billion people, reduce greenhouse gas emissions by 6 million metric tons, provide quality and safe food for 2 billion people, and clean 90 billion hands. We plan to do this all while achieving net positive water and carbon impact, 100% use of renewable energy, and a workplace unwavering in our dedication to equity and safety as priorities.” - Christophe Beck Chairman and Chief Executive Officer
“Together, with our customers, we plan to continue to grow and deliver on our purpose to protect people and the resources vital to life”- Emilio Tenuta Senior Vice President and Chief Sustainability Officer

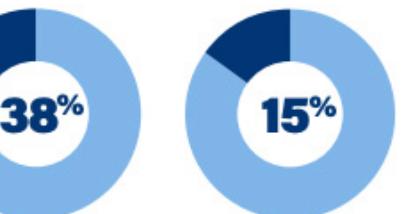
Supporting a Diverse and Inclusive Workplace

“We know that a diverse and inclusive team is directly tied to the growth and success of our company,” said Vice President, Human Resources, Diversity, Equity and Inclusion, Dexter Davis. “Fostering a culture of belonging that encourages and celebrates disability inclusion is critical to achieving our goals, and the support and resources we provide help our associates and their families thrive.” Ecolab stresses a “diverse, inclusive and purpose-driven team” as it is essential for the success of the individuals, the organization, and their customers and communities. Ecolab strives and continues to work towards:

“Maintaining Ecolab’s pay equity in the U.S. and expanding globally”, “Increasing management-level gender diversity to 35% with the ultimate goal of gender parity”, “Increasing management-level ethnic/racial diversity to 25% as we seek to meet a full representation of the U.S. workforce at all levels”. Ecolab has achieved and outperformed their set targets, in 2022 they achieved 102% of their annual equity goal as well as 108% of their annual ethnic/racial diversity goal. By achieving their overarching goals, Ecolab was propelled to nearly 30% fulfillment of the organization’s optimum 2030 Impact Goals.



EMPLOYEE WANTS & NEEDS



Today, 38% of the directors on our Board are women and 15% are people of color.



Since 2016, Ecolab has increased its female leadership

Since 2016, Ecolab has increased its POC executives

Ecolab is committed to providing diverse and inclusive space for all of its employees. This is done by hiring people from unique backgrounds and offering an environment where all feel uplifted. Through this, each employee can feel proud of the work they are doing to reach a sustainable and clean planet.

At Ecolab, striving for personal growth is a valued belief. Each employee is encouraged to seek out ways to grow within their professional career. This is done within the company by developing new opportunities within the current roles and being a resource in the aid of new skills. Teamwork is a significant part of the dynamic at Ecolab. Each employee is expected to strive for excellence with the understanding that each member of a team has something valuable to offer. Delivering results for the improvement of Ecolab's products is rewarded and can change the career course of top-performing employees for the better.



CLIENT WANTS & NEEDS

Ecolab's CEO Christophe Beck expresses that Ecolab "would not be the company we are today without our incredible people. We are One Ecolab. One family. And together with our customers, we are making the world cleaner, safer, and healthier. I look forward to building on our legacy of doing great things for humanity in the right way, always." Ecolab strives to support their employees, customers, community, and environment therefore Ecolab's objective for opening a branch in Turku is to aid in "protecting what is vital". Ecolab's new branch site, Turku Finland, was chosen as they share common sustainability goals to be achieved by 2030. Ecolab's new office building needs to further this relationship between the brand's purpose and value with the location's community culture and values.

Scandinavia doesn't have a hierarchy of offices and Ecolab stresses hands-on learning and working together as one family. The new branch requires an ample amount of space for collaborations and hands-on work as well as a place to test new products in the kitchen. The kitchen will also act as a show room with this being a food and services branch. The restaurant on the ground floor will be open to the public and will allow products to be tested as well as teach clients how to implement products and make a smooth transition to better themselves and the environment.

COMPANY

HISTORY

1 **1920s:** Merritt J. Osborn founded Economics Laboratory, Inc. in St. Paul, Minnesota. They started off with one product only; Absorbit™, which is a carpet cleaner that they still sell today, however now in more of an expansive variety of things such as an alkaline degreaser.

2 **1935:** E.B. Osborn turned the salespeople from Economics Laboratory into dishwashing consultants. They now repair customer's dishwashers, train kitchen employees, and giving advice to those having issues on how to fix things for the long run. These once salespeople are now on call 24 hours a day.

3 **1942:** The U.S. Army inquired with Economics Laboratory to make the product MikroKlene™, a rinse to kill germs in combat. Over 30 million packages of this product were delivered during World War II. It can be said that solely the sales of this product is what kept Economics Laboratory from running throughout the duration of the war.

4 **1967:** Ecolab's very first employee, Ida Koran, who started in 1923, dies. Her motivation to help others during times of financial hardship was extremely strong, resulting in her founding the Ida C. Koran Foundation. She worked for the company for 44 years, and left a trust fund for the company to be used for loans and grants when she passed. She truly started the legacy and outreach that Ecolab is known for.

5 **1974:** With all of their efforts and rapid increase in distribution due to their knowledge of their market, Economics Laboratory ranks on the annual list of Fortune 500 companies for the very first time.

6 **1981:** A patented solid detergent capsule, Solid Power, is introduced to consumers. Within two years, this product had become the top-selling warewashing detergent in the United States. Later in the decade, in 1986, Economics Laboratory officially changes its name to Ecolab.

7 **1992:** "Circle the Customer - Circle the Globe." This is Ecolab's new business strategy, aiming to address everyone and their wide range of needs. This helps them greatly in the market and overall stance of their company.

8 **2011:** Ecolab acquires Nalco, which is Illinois-based Nalco for \$8 billion, which is their largest acquisition to date. This transformed Ecolab into the global leader in water management in the industrial, institutional and energy sectors. This also started 3D TRASAR Technology, which has 24/7 sensing to correct water quality in cooling towers and boilers.



FUTURE OBJECTIVES



Impact Goals

“Our 2030 Impact Goals reflect our ongoing dedication to delivering strong value to customers and shareholders by achieving positive outcomes. By 2030, we aim to help customers save enough water to meet the drinking water needs of 1 billion people, reduce greenhouse gas emissions by 6 million metric tons, provide quality and safe food for 2 billion people, and clean 90 billion hands.

Carbon Impact

We plan to do this all while achieving net positive water and carbon impact, 100% use of renewable energy, and a workplace unwavering in our dedication to equity and safety as priorities.” - Christophe Beck Chairman and Chief Executive Officer
“Together, with our customers, we plan to continue to grow and deliver on our purpose to protect people and the resources vital to life”- Emilio Tenuta Senior Vice President and Chief Sustainability Officer



Ecolab employee explaining a product of theirs

We aim to
deliver a net
positive climate
by the year 2030.



“sivusto”
(finnish for site)

SITE

TURKU, FINLAND

Turku is Finland's oldest city and was originally a trading center and was Finland's capital under Swedish and then Russian reign until 1812. During September 1827, Turku was hit with devastation, the city was almost destroyed by The Great Fire of Turku. The heart of the city was lost in a single sleep.

This devastation often has locals wondering what Turku would be like without the fire, in 2011 the Turku City Museum and the Finnish Science Center collaborated to create an exhibition called Fire. The main attraction was the bigature theater of the 1827 fire, showcasing a large model, animation, acoustics, smoke, and lighting to tell the story from start to end of The Great Fire.

Turku was rebuilt and redesigned after the Great Turku Fire by architect Carl Ludwig Engel with only a few original buildings still standing from the devastation, but would later be damaged during WWII. Following devastation after destruction, Turku remains a significant port for goods and naval shipyards.



Finland was once ruled by the Swedish Empire and was part of Sweden for several centuries, greatly influencing Finnish culture. Turku is Finland's oldest city and was once the capital, with Turku being a prominent city in Finland when it was governed by Sweden, therefore the Swedish language is deeply rooted. The city is most known for its old-world charm and historical sites such as the Turku Castle and Turku Cathedral.

The enchanting River Aura runs through the city's center and adds to the old-world charm with riverboats flanking the riverbank. The riverside of Jokiranta is where Turku coined the saying "Why Paris when we have Turku". The riverside is lined with cafés, pastel-colored homes, museums, and restaurants.

Every moment is waiting to be captured along Jokiranta. During COVID-19 Paris shut down, but the show must go on, therefore the movie production industry was drawn to Turku as an alternative. The Medieval main street, Luostari Valikatu, runs through the Great Old Square and transports you into the Middle Ages with an alley lined with colorful homes. After a devastating fire in 1827, C.L. Engel composed a new grid plan for the city, but he left the Luostari Valikatu untouched, which now acts as a reminder to locals of the narrow streets of the past. Luostari Valikatu now draws in filmmakers and photographers to capture the perfect backdrop.

CULTURE OF AREA

Finland's Footprint

In the past, Turku was named a “European Capital of Culture” and was the first city to highlight the connection between art and health. As a society, Turku’s citizens believe in well-being therefore the city is bisected by the Aura River which is lined with walking paths to encourage movement. The city is ranked highly for its walkability, the city is connected by miles of bike paths flanking the island making biking the main form of transportation. This alternative method of transportation also supports Turku’s goal of becoming more sustainable and limiting their carbon footprint. The business culture in Scandinavian countries differs from America as the importance of hierarchy is relatively low. Within the workplace everyone acts as peers rather than a boss and an employee, this structure is a result of a high degree of delegation within the organization’s departments. There are prominent features in the Nordic business culture such as individualism where their loyalty lies only with themselves and process-oriented rather than goal-oriented.



Finland natives participating in a known celebration

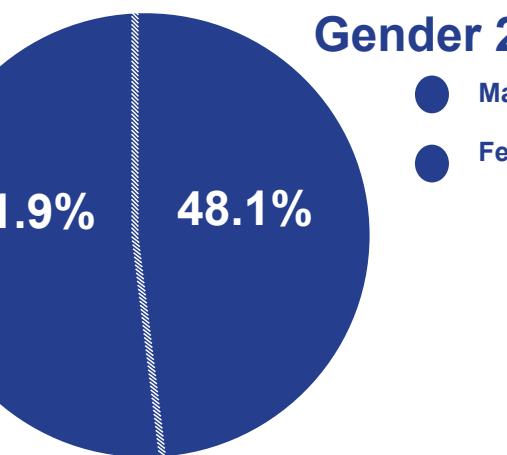
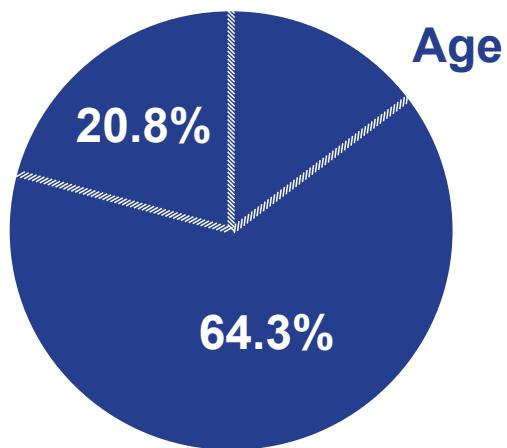
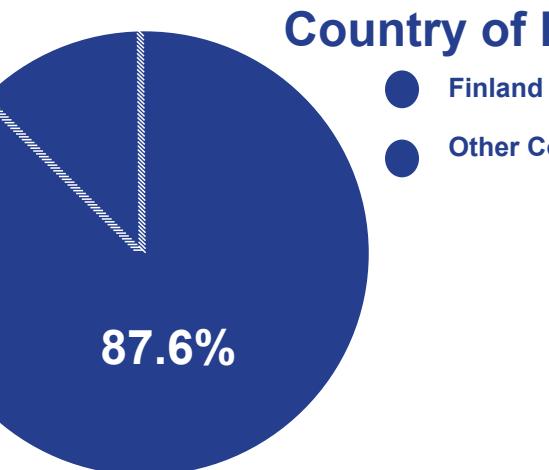
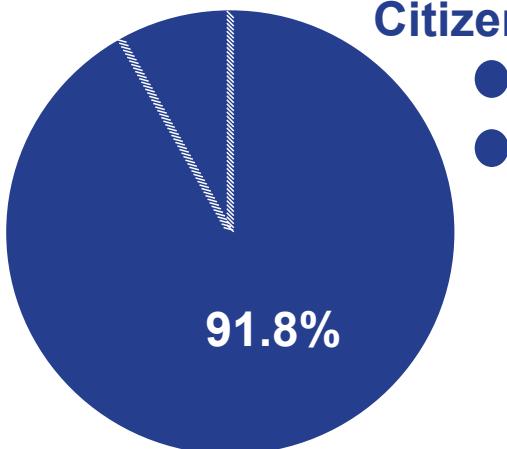


Finnish enjoying the holiday season; it's tradition for them to go to a sauna once done

Saunas

Saunas are essential in the Finnish culture, the sauna captures local's hearts as it preserves traditional values, restores health, and is a purification treatment. Saunas have existed in Turku since 1927, Foorum Sauna is Turku's only Public sauna, nevertheless, many locals have them in their homes. The Midsummer Festival also known as Juhannus is an important celebration in Finland, it takes place on Saturdays between June 20th and 26th. The festival was originally a pagan celebration, a tribute to Ukko, the god of thunder. The God of Thunder controlled the rain, therefore locals had to be good to him to reap a good harvest. The celebration is marked by bonfires just as it was in the beginning, but nowadays, it is also the celebration of Saint John also known as Juhannus in Finnish.

DEMOGRAPHICS



ECONOMICS

Euros

Finland's currency is the Euro, although credit and debit cards are widely accepted in Turku and neighboring islands. Summary of cost of living in Turku, Finland: A family of four estimated monthly costs are 3,490.4\$ (3,274.9€) without rent. A single person estimated monthly costs are 977.8\$ (917.4€) without rent. Turku is 33.8% less expensive than New York (without rent). It is a mixed economy, which combines a free market with a Nordic welfare state model. In 2021, the gross domestic product (GDP) in Finland amounted to over 251 billion euros. The high economic output per capita is similar to that of other Western European economies, such as Germany, Austria, and Sweden

While the cost of living in Finland is 22% higher than in the U.S., not all expenses are higher than in the U.S., according to Numbeo. The website also shows that the rent in Finland is significantly lower on average, 50.6%, than in the U.S. A one-bedroom city center apartment's rent can run about \$875.74 per month.

CLIMATE



Turku Cathedral
during winter
months

Cool Temps

Turku has a relatively cool climate with temperatures ranging from 29 degrees Fahrenheit in the Winter to 73 degrees Fahrenheit in the Summer. The highest night temperature during July, mid-summer, is 55 degrees Fahrenheit while the lowest is in February with 18 degrees Fahrenheit. Furthermore, Turku not only has a cooler climate but is also rainy and damp with the least rainy month being May with only 7 days of rain and December being the rainiest month with 13 days of rain. The hours of daylight in Turku depend on the season and month.

TERAIN



Shot from River
Aura to the
Cathedral

Terrain of Trees

Finland is considered Europe's most forested country and Turku's land is composed of 75% trees. The citizens of Turku appreciate the beauty of the forest and believe it is a place to relax, reflect, connect with nature, and look for inspiration. With Turku actively striving to better its environment, the eco-friendly city is a place close to the city entrance the oldest and most expansive city park in Finland, Kupittaa. "Where urban areas exist in harmony with nature"

ARCHITECTURE OF AREA



Example of a house in Finland with a Scandinavian style

Scandinavian Architecture

Scandinavian architecture was not prominent until the late nineteenth century, therefore the major buildings designed and built took precedence in historic styles from abroad. Castles, Cathedrals, and other significant buildings were clocked in vernacular wood, stone, and brick for the structure. These buildings offered a solution to Scandinavian city's problems, the lack of natural light and heat during the dark cold winter season, and the buildings maximized the natural daylight. The evolution of Scandinavian architecture began in the early twentieth century, when architects began rejecting historical precedent and looked toward new innovations with technological advancement and international styles.

In 1998 the Finnish government declared "our national identity, has often found its most durable expressions through architecture". The evolution and innovation of Scandinavian architecture are attributed to Eliel Saarinen and Alvar Aalto, who brought Finnish architecture to be thought of in high regard.

Saarinen became the leading architect for a new national style where he fused transitional Finnish building forms with Art Nouveau. This innovation was a significant time for Finnish culture, but also had political overtones as Finland was still part of the Russian Empire, it wasn't until 1917 that Swedish countries became independent from Russia.

From 1909 to 1919, Saarinen designed and constructed the Helsinki Central Railway Station in Finland. In 1923 he moved to the United States, but his absence was filled by Alvar Aalto, who is considered to have an even greater impact. Aalto was inspired by Gunnar Asplund to create softer edges along with organic and humanistic elements.

was inspired by Gunnar Asplund to create softer edges along with organic and humanistic elements.

Turku Architecture

The design of the Turku castle began in the 1280s with a grand greystone palace style until 1556 when King Gustav Vasa named him Johan Duke of Finland. The design entered a new era with Johan as Renaissance halls were constructed in the castle. As decades passed and the castle aged, the administrative center moved out of the building and the castle became a prison and a camp for soldiers. The castle was bombed in 1941 leaving it in ruins and the castle was restored after the end of the war.

Turku Cathedral: The cathedral is considered a National shrine. Turku City Hall: Originally designed in 1810-1811 to be a restaurant, the building survived the Great Fire of Turku in 1827 but was renovated in 1879-1883 to become City Hall. Located on the bank of the River Aura the design took precedence from Neo-Renaissance. Turun Kauppahalli, Turku Old Market Hall: Opened in 1896 and holds approximately 40 merchants; second oldest market hall in the country. Designed to bring trading markets indoors to help prevent horse traffic and fights among the merchants and customers Abo Svenska Teater, The Swedish Theatre of Turku Opened in 1839, is the oldest theatre in the country. Abo is the Swedish name of Turku.

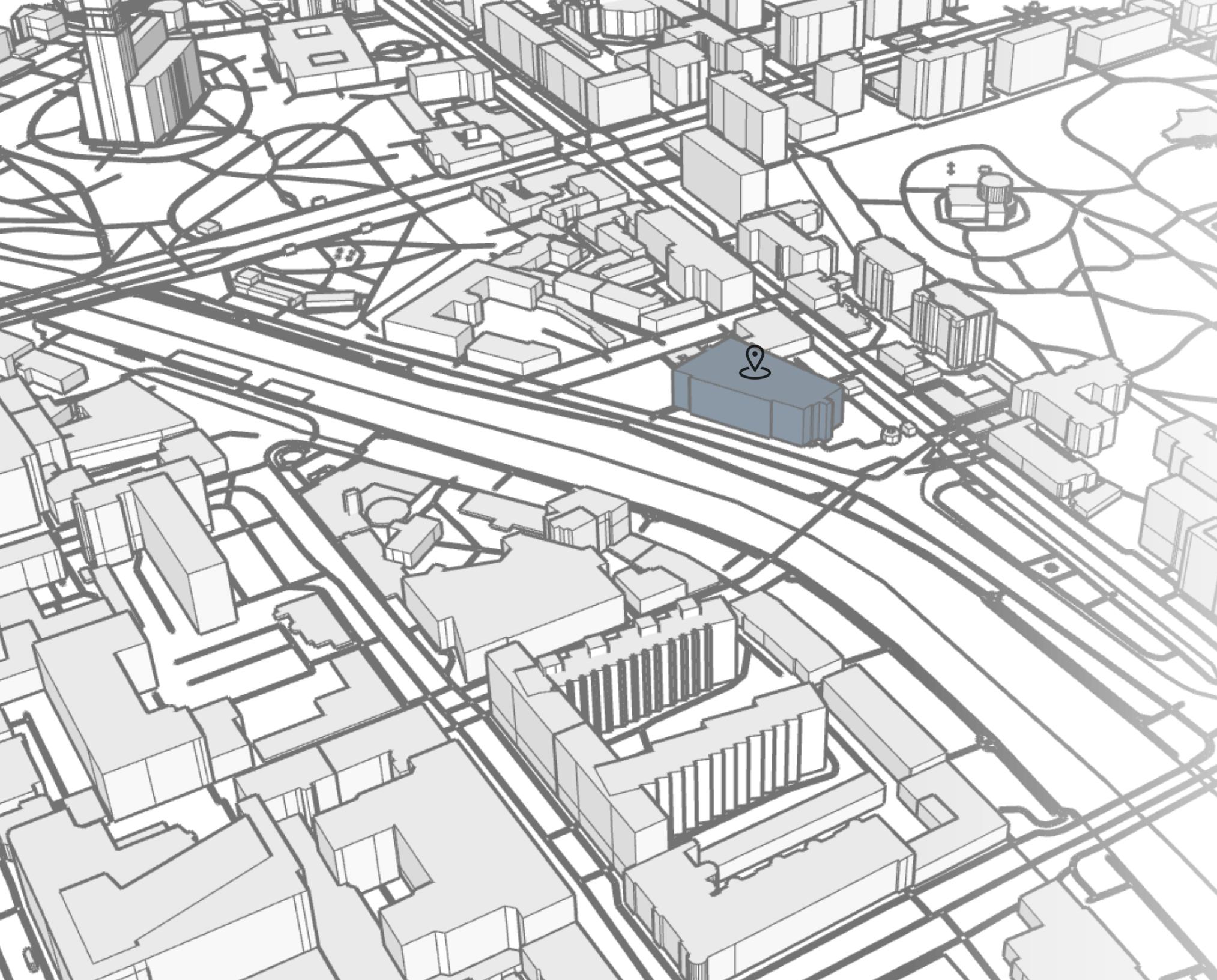
Turku Cathedral during the Spring



ECOLAB'S NEW LOCATION



Itäinen Rantakatu 4-6, 20700 Turku, Finland



Laurie Marsh
Executive Vice President & Chief
Human Resources Officer of Ecolab

“

Belonging, to me, is what is possible when the landscape of our individual experiences is **seen, honored, and appreciated**.

”

S I T E

The city is bisected by the Aura River, however adjacent to Ecolabs Offices is a bridge connecting the city. Ecolab site is a corner lot with one side flanking the street and parallel to the street is the Aura River, and adjacent to the river is a park. Ecolab is located near the well-loved food scene, some notable restaurants are Smör, Kaskis, Oobu, and Café Qwensel. Smör is the New Nordic Restraunt Kaskis is a Michelin-starred Restaurant. Oobu offers Finnish flavors with an archipelago flair. Café Qwensel is a cafè that will take you back to the 18th century.



River Aura, where our building looks out at



Kaskis Menu

Snacks

• • •

Whitefish

• • •

Caviar

• • •

Crayfish

• • •

Kie-perch

• • •

Lamb

• • •

Sourdough bread

• • •

Berry

Kaskis Menu 12,99 €

Wine package 8,99 €

Premium Wine package 10,99 €

No-Alcoholic Drink Package 4,99 €

BUILDING CONSTRAINTS

Nothing Stops Ecolab

There are several building constraints regarding structural elements such as columns, low-bearing walls, and curtain walls. The constraint that needs an effective solution is lighting as Finland only has 8 to 9 hours of daylight in the winter months therefore, during the design phase and creating construction documents, our firm will have to strategically place artificial lighting throughout and place rooms where they can experience the maximum amount of daylight. Similarly, the site of the building rests next to the River Aura, therefore our firm will have to meet building codes to ensure the building will not flood from the overflow of the river during the rainy months. The climate being cold and rainy, has influenced our firm's design to have warming areas such as a sauna, which has been part of Turku's culture for decades. The sauna will provide a warm place during the winter and also provide a place for wellness and healing through infrared heat. The building uses a Geothermal Well for heating and cooling, which produces an alternative sustainable option for air conditioning

MATERIALS & STYLE

Finland's Native Material & Goods Produced

Ecolab's new branch encompasses Scandinavian design with an emphasis on organic architecture and biophilic elements. Turku locals believe in holistic wellness through natural medicine and bring nature's beauty into their interiors. Ecolab has curated a design that will create harmony between the interiors and the surrounding environment through material selections. Throughout the building native materials of Finland can be seen such as iron, copper, glass, nickel, cement, and leather. By using native materials our firm is supporting local manufacturing and employing characteristics of Scandinavian design with the application of soft goods. Our firm fused Ecolab's branding with Scandinavian design through simple and minimal selections of wall coverings in an earth tone color palette as well as using light stain wood and Luxury Vinyl to add warmth and contrast.

- Iron
- Copper
- Nickel
- Porcelain
- Glass
- Leather
- Pewter
- Cement



Shot of natives
enjoying River
Aura's scenery

B U I L D I N G

Aboa Vetus Ars Nova

Ecolab Finland's new location will be built on the site of where the Aboa Vetus Ars Nova Museum is currently located.

The museum will be demolished and rebuilt in an area that's more encompassing for its target viewers and in a location that's more suited for its type of purpose.

It will become more centralized for Turku as a whole that way everyone can view this exhibit. As this museum is a huge attraction for families, Ecolab Finland won't be any less. Although it is a work environment, the first floor will house a showroom that individuals will be able to experience based on Ecolab's finest products. Ecolab Finland's building will be entirely new construction, every piece being placed and chosen with care and intent. The building house an atrium and contain four stories, housing executives to interns, with walkable pathways above the atrium on both the second and fourth floors.

C O N D I T I O N



Aboa Vetus Ars Nova, the building being demolished for Ecolab

“koodit”
(finnish for codes)

CODES

- 2021 | International Property Maintenance Code**
- 2021 | International Commercial Energy Code**
- 2021 | International Mechanical Code**
- 2021 | International Plumbing Code**
- 2021 | International Fuel Gas Code**
- 2021 | International Building Code**
- 2021 | International Spa Code**
- 2021 | International Fire Code**
- 2020 | National Electrical Code**

“Business that set local, context-based water goals invest with greater confidence.”

- Emilio Tenuta

Senior Vice President and Chief Sustainability Officer, Ecolab Inc.



50
“sijoittaja”
(finnish for investors)

INVESTORS
AND SCIENCE
CERTIFIED
CHAINS



SCIENCE CERTIFIED CHAINS



Many popular brands depend on Ecolab's clean and environmentally friendly products as well as services to help uphold their belief in our world. With 47,000 associates across 170 countries, Ecolab's vision of "protecting what's vital" is stronger than ever. Producing trustworthy products and services helps uphold their reputation while continuing to deliver on their promise.

Recognizable brands from the United States that rely on the efforts of Ecolab include McDonald's, Checkers, Golden Corral, and Texas Roadhouse. With a wide variety of representation across the US, Ecolab is looking to expand to a wider range of customers. It is for this reason that Ecolab has decided to extend its reach to the Scandinavian country of Finland in the city of Turku.

I N V E S T O R S

Bill Gates Investment Portfolio



Bill Gates

Ecolab's ownership and funds are through institutional investors. They hold 78.21% of the shares that control the company. This makes the interest one of the highest in the specialty chemical industry.

One of the more notable investors of this company is Bill Gates. He invested \$342 million dollars worth of the Ecolab company via his investment vessels Cascade and the Bill & Melinda Gates Foundation. His position has now accumulated \$897 million dollars. Having someone with such a notable presence be so invested in the company really helps with Ecolab's stability as a whole.

“osallistua”
(finnish for involve)

INVOLVE

PHILANTHROPY

In 2020, Ecolab introduced the Disability Ability & Wellness Network (DAWN). DAWN is a resource for employees that focuses on supporting both associates and their loved ones with disabilities. The company is committed to expanding its recruitment efforts to those with disabilities, making sure that everyone has a seat at the table.



DAWN

Ecolab Foundation is committed to the welfare of animals and wildlife. Through the foundation's program Environment & Conservation as well as Community Grants this is made possible. The foundation's aim is to support the "hands-on" approach to learning through interactive initiatives that support wildlife and all they do for our planet.



Grants For Animals and Wildlife



Grants For Marine and Freshwater Conservation

Through the Ecolab Foundation's Environment & Conservation, marine life, rivers, and bodies of water can be supported and help to be protected. As with their approach to Animal & Wildlife conservations, Ecolab strives to have an interactive experience as they believe this method reaps the most rewards. A big part of this philanthropic endeavor is to focus efforts on the conservation of water rather than what lives in that water. Ecolab believes that through the protection and conservation of water, marine life will then see the most benefits.



Grants For Education

The largest area that Ecolab donates to is education. Every aspect of Ecolab's environmental contributions is through the lens of education. It is for this reason that the Ecolab Foundation allocates its time and energy to educational programs. These programs place special emphasis on at-risk youth in order to build a better world for our future generations.



Grants For Women And Girls

Grants for Women and Girls Through Ecolab Foundation's Community Grants program, women and girls are supported. The foundation puts special emphasis and consideration on at-risk women living in shelters and facing gender discrimination. The foundation also helps prepare women and girls for the workforce so



Grants For Economic Development and Community Development

Ecolab Foundation's Civic and Community Development enterprise is dedicated to assessing the needs of people living in impoverished areas. The program puts a special emphasis on work preparedness, low-cost housing, and food assistance, among other important needs of low-income communities. Ecolab has partnered with Habitat for Humanity, Feeding America, and Second Harvest Heartland to help bring their vision to life.

WATER FOR CLIMATE



Bettering The World

Ecolab Water for Climate is a program created with the goal of helping clients reduce their water usage. Heating and cooling water in a client's building requires energy which, in turn, produces greenhouse gasses (something that Ecolab strives to reduce). If Ecolab can help their clients reduce their water usage then greenhouse gas emissions will then be limited as well. All of this works together to make a more sustainable planet that we can call home.

First, they strive to understand the client's goals. The first is asset level surveys, which take into account the client's current assets and what they already bring to the table, as well as operational site assessments, which assess the site where the client wishes to achieve this goal. Ecolab also surveys blueprints across the business in order to gain a full scope of the project. Throughout this whole process engineering audits are performed to ensure the proper steps are being taken to reach sustainable needs. Ecolab will then begin taking action. Ecolab implants its own goals through auditing, consulting, engineering, science, and technology. The last step in this four-step process is to deliver results.

“

“Our impactful program, Ecolab Water for Climate, is designed to turn your water reduction commitments into actions across your enterprise and advance sustainable business growth.” - Ecolab

ECOLAB®
WATER FOR
CLIMATE™

Advancing Sustainable Growth

”

INCLUSION



Supporting a Diverse and Inclusive Workplace

Ecolab has been appointed as one of the “Best Places to Work for LGBTQ+ Equality” after achieving a perfect score on the Corporate Equality Index (CEI) in 2022. This achievement was the 10th consecutive year that Ecolab has earned a perfect score. Ecolab continues to better its company by expanding its support for the LGQBT+ community by becoming a leading company to sign the Human Rights Campaign’s Business Statement on Transgender Equality and join the Business Coalitions for the Equality Act. “This recognition showcases Ecolab’s ongoing efforts to ensure LGBTQ+ equality in our workplace. Achieving a perfect score for 10 consecutive years underscores our commitment to doing what’s right and creating an inclusive environment where all associates can bring their authentic selves to work, feeling welcome, heard, valued, and safe.” The Company has supported its employees by establishing an Employee Resource Group (ERG) that allows employees to be their most authentic selves. The ERGs has progressively grown and now encompass 6,800+ members and 80+ chapters globally. These groups include, but are not limited to:

- **CE:** Asican Community at Ecolab
- **BRIDGES:** provides advocacy and leadership to encourage mutual support and high-performing teams across all generations at Ecolab
- **CONNECT:** provides young professionals with opportunities to network, and take part in career development events, community service projects, and educational seminars.
- **E3:** EcoEssence is to positively influence the recruitment and development of African and African-American employees
- **EcoMondo:** fostering a diverse, inclusive, and globally mindful Ecolab community
- **HACER:** a business resource to support the development, representation, and growth of Ecolab’s Hispanic and Latinx associates
- **MERGE:** fosters a military-friendly sense of community and appreciation within Ecolab and our local communities
- **PLAN:** provides quality learning and experiential opportunities enabling associates to promote themselves; leverage knowledge, experience, and skills; accelerate their learning; and navigate their career path
- **PRIDE:** a formal organization for Ecolab employees who are gay, lesbian, bisexual, transgender, or allies of the LGBTQ+ community

Ecolab is committed to full transparency to create a trust and honest relationship with the public, the company chose to share its Employer Information Report (EEO-1). Employer Information Report (EEO-1) is a mandatory survey by the U.S. federal statute and submitted to the Equal Employment Opportunity Commission.



“inventaario”
(finnish for inventory)

INVENTORY

HAND CARE DISPENSERS



Touch-Free Dispenser

Energy saving dispenser requires fewer battery change-outs. Patented pump reduces clogs and drips and helps to avoid costly product waste.

Nexa™ Classic Touch-Free Dispenser
9202-1192 (Black) 1-1250 mL
9202-1193 (White) 1-1250 mL



Nexa™ Compact Touch-Free Dispenser
9202-1190 (Black) 1-750 mL
9202-1191 (White) 1-750 mL

Manual Dispenser

Patented pump pulls excess product back in, reducing clogs and drips. Antimicrobial protection on the push bar continuously inhibits growth of bacteria, mold and mildew.

Nexa™ Classic Manual Dispenser
9202-3091 (Black) 1-1250 mL
9202-3093 (White) 1-1250 mL

Nexa™ Compact Manual Dispenser
9202-3087 (Black) 1-750 mL
9202-3088 (White) 1-750 mL

KITCHEN DEGREASERS



Greaselift™
Powerful, biodegradable degreaser requires no PPE and clings without flashback.
6100155 2-2 L
6100284 6-32 fl oz



Grease Express® Fast Foam Degreaser
Forming degreaser clinging to vertical surfaces, quickly dissolving and suspending greasy soils.
610123 4-1 gal
610126 6-32 fl oz



Grease Express® Plus™
High-performance clinging gel degreaser effective on ovens, grills, stoves, hoods, vents and broilers.
610505 4-1 gal
612977 6-32 fl oz

NEXA™ HAND SANITIZER STATIONS

CLEAN HANDS, WHEREVER YOU NEED THEM.

Attractive and adaptable, Ecolab's Nexa™ hand sanitizer stations can be placed anywhere throughout your facility. Nexa™ waterless hand sanitizer delivers safe, effective protection. The Nexa™ touch-free dispenser helps prevent the spread of germs. Uniquely designed product packaging helps maximize product evacuation – dispensing up to 99 percent of product. Includes White Nexa™ Classic Touch-Free Dispenser.

9202-6037 1 Unit

WHAT YOU GET WHEN YOU ORDER A NEXA™ HAND SANITIZER STATION:

- 1 ONE NEXA™ CLASSIC TOUCH-FREE DISPENSER (IN WHITE)
- 2 ONE NEXA™ HAND SANITIZER STATION
- 3 TWO STANDARD GRAPHICS (OPTIONS SHOWN RIGHT)



CUSTOMIZE THE HAND SANITIZER STATION WITH YOUR LOGO OR OTHER DESIGN
DESIGN YOUR OWN HAND SANITIZER STATION GRAPHIC:
Make your hand sanitizer station stand out with your own logo and graphics.

Visit WWW.ECOLAB.COM/HANDCAREGRAPHICSBUILDER for design specifications and details about how to order.

SMARTPOWER™ WAREWASHING



SMARTPOWER™ Dishmachine Detergent

High-performing detergent for soft to moderate water conditions.

6101201 4-6.75 lb
6101202 6-6.75 lb



SMARTPOWER™ Dishmachine Detergent Heavy Duty

Highest performing, low-phosphorus solid detergent in the industry for hard water and heavy soils.

6101200 4-6.75 lb



SMARTPOWER™ Dishmachine Detergent Specialty

High-performing, low-phosphorous, chlorine free detergent for use in regular soil and soft to moderate water conditions.

6101308 4-6.75 lb



SMARTPOWER™ Dishmachine Detergent Metal Safe

Solid machine detergent for washing aluminum and other soft metals.

6101307 4-6.75 lb



SMARTPOWER™ Rinse Additive All Purpose

High-performing warewashing rinse additive for normal water conditions.

6101203 2-2.5 lb



SMARTPOWER™ Rinse Additive All Purpose Heavy Duty

High-performing machine warewashing rinse additive for use in water hardness over 8 grains.

6101199 2-2.5 lb



SMARTPOWER™ Dishmachine Sanitizer

Solid food contact surface sanitizer for low-temperature machines.

EPA Reg. No. 1677-201
6101357 4-1000 tablets



SMARTPOWER™ Presoak Cutlery/Flatware

Presoak loosens soils and emulsifies grease.

6101890 3-4 lb



SMARTPOWER™ Presoak Pot and Pan

Specifically formulated to remove heavy soils prior to dishmachine washing.

6101353 3-5 lb
6101352 6-5 lb



SMARTPOWER™ Manual Detergent

Concentrated, solid detergent removes tough grease and soil.

6101907 2-3 lb



SMARTPOWER™ Sanitizer

This food contact sanitizer for 3rd sink and other nonporous surfaces.

EPA Reg. No. 5389-20
6101355 2-2 lb

GENERAL USE SOAPS AND LOTIONS



Nexa™ Foam Hand Soap
Gentle foaming hand soap, ideal for public restrooms.

6100708 6-750 mL
6100709 4-1250 mL



Nexa™ Clean & Smooth
Liquid lotion soap moisturizes while cleaning hands.

6100706 6-750 mL
6100707 4-1250 mL



Nexa™ Mild Foam Hand Soap
Foaming hand soap free of dyes, paraben and fragrance.

6101194 6-750 mL
6101193 4-1250 mL



Nexa™ Revitalizing Skin Lotion
Fragrance-free, advanced formula designed to be non-greasy and quick absorbing, providing great moisturization.

6000062 6-750 mL

ANTIBACTERIAL SOAPS



Nexa™ Advanced Antibacterial Foam Hand Soap
Triclosan-free foaming hand soap kills microorganisms as it cleans.

6101090 6-750 mL
6101088 4-1250 mL



Nexa™ Advanced Antibacterial Clean & Smooth
Triclosan-free biodegradable liquid soap is effective against illness causing microorganisms.

6101421 6-750 mL
6101420 4-1250 mL



Nexa™ Gentle Antibacterial Foam Hand Soap
Triclosan-free antibacterial foaming hand soap protects against harmful microorganisms.

6100719 6-750 mL
6100720 4-1250 mL

HAND SANITIZERS



Nexa™ Foodservice Hand Sanitizer
FDA food code-compliant (non-alcohol based). Ideal for use in the kitchen or foodservice settings.

6100729 6-750 mL
6100730 4-1250 mL



Nexa™ Instant Hand Sanitizer Gel
Formulated with 62% ethyl alcohol. Helps promote skin health and reduce the spread of germs and microorganisms.

6100727 6-750 mL
6100728 4-1200 mL

KITCHEN PROBLEM SOLVERS



Grease Express® High Temp Grill Cleaner
A no-rinse grill cleaner for baked-on carbon and grease without cooling.

6101251 60-3.6 oz
6101252 6-32 oz



Grease Express® No Boil-off Cleaner
Fry cleaner that requires no boil-out procedure.

6101291 4-24 oz



Pathways® Drain Treatment
Dissolves grease, fat and particles that clog drains and pipes.

610190 1-2.5 gal



Koil Klen®
Non-toxic, quick-drying, freeze cleaner.

61461 4-1 gal



EoShine®
RTU, water-based, solvent and biodegradable cleaner for metal surfaces.

61040 6-32 oz

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“odota, siellä on enemmän”
(finnish for wait, there's more)

WAIT,
THERE'S
MORE

SUSTAINABILITY

Environmental, Social, And Governance

Ecolab uses Environmental, Social, and Governance (ESG) along with their 2030 Impact Goals to measure the organization's performance, which is used to determine short-term bonuses for executives. This annual cash bonus began in 2023 for senior leaders who are measured on ESG metrics including "goals for water use impact, gender diversity, and racial/ethnic diversity." If the target goal is achieved or better for one or more of the ESG metrics then their payouts will increase by 3-10%, however, if the target goals of metrics are not met the senior leaders with get a 10% decrease in their payout.

Similarly, other management employees working directly with the organization's ESG and sustainability including "2030 Impact Goals, involvement with water, climate and/or diversity, equity, and inclusion" have targets built into their compensation plans. For long-term equity incentives, senior management member's earnings are adjusted on earnings per share (EPS) as well as return on invested capital (ROIC).

"Since our value proposition is to provide customers the best results while consistently lowering their environmental impacts, improving sustainability is an inherent driver of our financial success, which translates into the EPS goal in our annual incentive plan and ROIC goal in our equity program."

Windmills in Turku

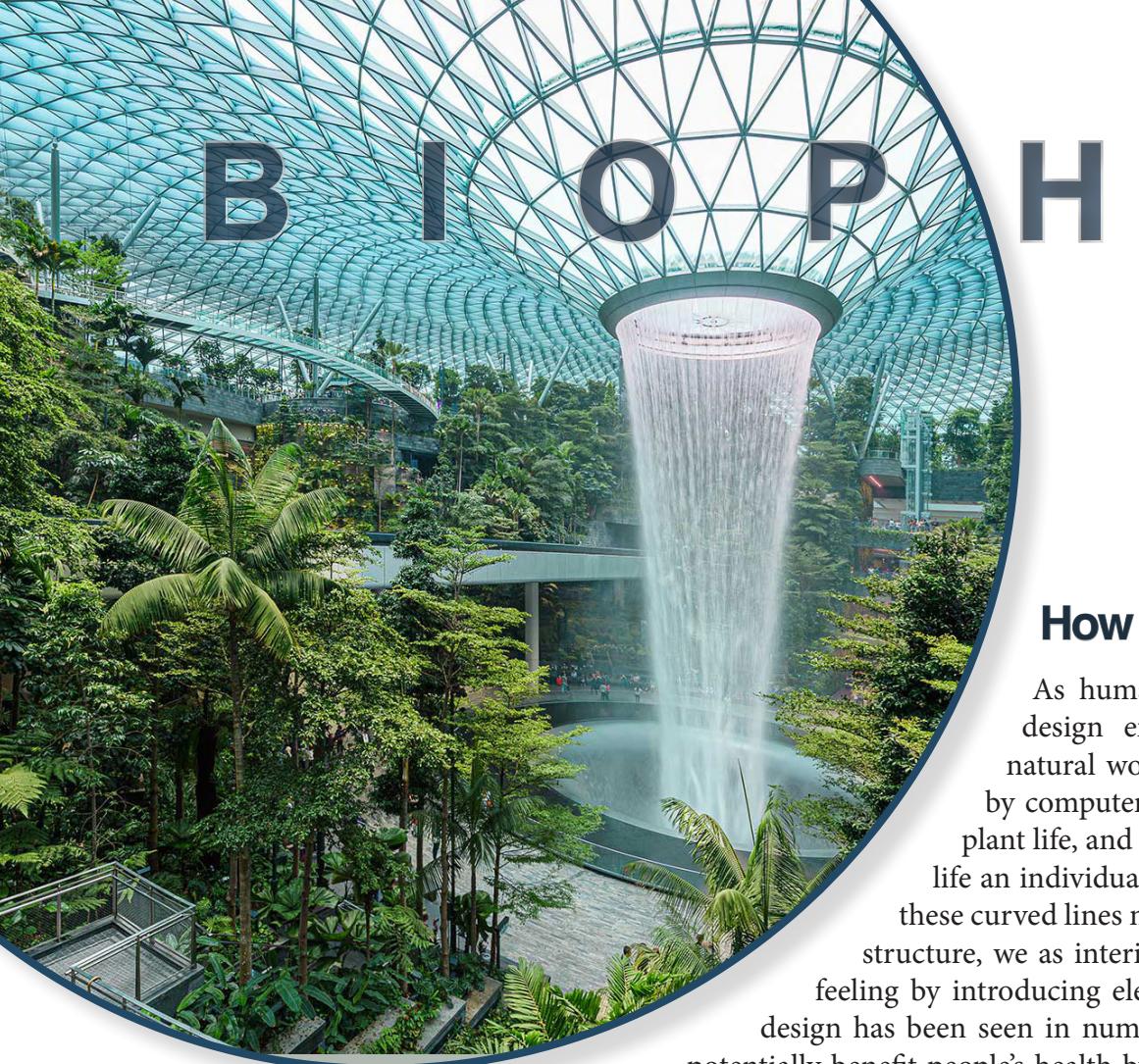


Sustainability In Finland

Sustainability, defined as satisfying the needs of today without compromising the needs of future generations holds importance to the Finnish people. In fact, Finland's goal is to be carbon neutral by 2030 and these statements are not insincere. The nation is working towards completing the 17 Sustainable Development Goals (SDGs) established by the United Nations and they have already achieved a substantial amount. Some of these goals include reducing impoverished areas, fostering affordable and clean energy, and providing quality education. Finland's commitment to climate action can be traced back to 1990 when it became the first country to propose a carbon tax. Since this carbon tax came into effect, the country has cut carbon emissions by a fifth. The country's beliefs on sustainability go hand in hand with Ecolab's belief in creating a better world. With Ecolab's ambitious goal of having a net positive impact on the world by 2030, relocating to Finland is a step in the right direction to make our planet a more sustainable place.

Biking is huge in the community in Turku; these two saving on making carbom emissions





Biophilic design example of how it should make you feel

BIOPHILIA

How Biophilic Design Is Helpful to Humans

As humans, we possess an innate connection to nature. Biophilic design emphasizes that connection that can occur between the natural world and the built environment. Today, we see a world ruled by computers and monitors. By introducing elements of organic shapes, plant life, and natural patterns into office settings we augment the quality of life an individual feels for the time they occupy the space. While introducing these curved lines may not always be applicable to the boundaries of the building structure, we as interior designers do have control over being able to convey this feeling by introducing elements like plant life and patterns. The success of biophilic design has been seen in numerous aspects of a human's life. This design philosophy can potentially benefit people's health by enhancing healing from illness, lowering stress levels, and boosting performance levels among employees. The therapeutic attributes that come out of biophilic design transform spaces into environments people genuinely want to contribute to and are eager to enjoy.

ENVIRONMENTAL RESPONSIBILITY

Protect and Maintain

Environmental responsibility is the "duty of businesses to prevent and alleviate the environmental damage that may be caused by their commercial activities" (Sustainability Success). Interior designers have a responsibility to our world to protect and maintain it by creating designs that are sustainable. It is important that the buildings are created to help aid in making the world better rather than destroying it. According to Architecture2030, the built environment is responsible for 40% of carbon emissions, annually. An additional 27% of carbon emissions are produced from building operations. Building infrastructure and construction adds another 13% to that. The field of design in general is a double-edged sword when it comes to its effect on our environment. On one hand, it is no secret that design practices can potentially harm our fragile ecosystem. However, it is equally true that design holds the power to be a great tool for making our world a more sustainable place. Designers can initiate this change by implementing sustainable practices into the buildings they design. Maximizing the building's orientation is a crucial step in harnessing natural lighting into the space. This allows for energy to be conserved. Considering aesthetics, interior designers should choose finishes that not only enhance the visual space but also can be repurposed once its initial lifespan has ended. Environmental responsibility can act as the driving force behind a sustainable design that contributes positively to our environment. It is important that we practice environmental responsibility so that future generations may enjoy the world as we have.



A D A

“

“Ecolab is committed to accessibility, diversity, and inclusion. Our goal is to make our website accessible to all users. Whether you’re using assistive technologies like a screen reader, a magnifier, voice recognition software, or switch technology, our mission is to make your visit to ecolab.com an experience that fulfills our Everywhere It Matters.™ brand promise.”

”

4.2.4.1 Size and Approach

Wheelchair footprint that measures 36" x 48"

4.2.3 Wheelchair Turning Space

A turning radius of 60" for a wheelchair user to navigate the space

4.2.1 Wheelchair Passage Width

Wheelchair pass width is 32" at a point and if continuous, 36"

4.2.2 Width for Wheelchair Passing

The minimum width for two wheelchairs to pass is 60"

4.2.5 Forward Reach

If a forward approach is the only way to reach a space, then the maximum height for high forward reach should be 48" and the minimum should be 15" above the finished floor

4.2.6 Side Reach

If a parallel approach is allowed then the maximum height for a side reach should be 54" and the minimum should be 9" above the finished floor



TURKU
CATHERDRAL

“ohjelmoninti”
(finnish for programming)

PROGRAMMING

USER REQUIREMENTS

All employees need a place to store personal items such as purse, coats, gym shoes, etc. Recycle and trash can for everyone. All employees have the following minimums: laptop computer, a headset for the virtual phone system, the equivalent of a b/b/f, 8 SF of worksurface, a chair, a recycle bin, a trash bin if there is not a common trash receptacle in immediate proximity, 4SF of tackable/magnetic surface, proximity to a copy area that contains general office supplies. Some employees have a desktop computer in addition to their laptop computer and/or multiple screens. Ensure flexibility of workstations/offices to support all body types and work styles. This space not only houses employees but it is also used for tours, such as visiting groups who are being educated about the products and services provided by the company.

They need to be able to present themselves to visitors/customers in a way that educates public about who they are and what they do, what they are and what they are providing to public. This is a place designated to showcase ECOLAB and what they provide. This space is also a public relations and marketing space to be used to host events that will include meals and screenings of the nature, mission, vision, products, and capabilities of ECOLAB. As a general note, executives require the most amount of privacy. Middle management requires moderate amount of privacy but also likes to be somewhat involved (specifics to be determined by your company's management approach and values). The rest of the employees do not require as much privacy and work in an open office environment.

USER REQUIREMENTS

Information Technology

- Director
- Assistant Director
- 3 General Specialists
- 3 Network Specialists
- 4 Information Security Specialists
- 2 Hardware & Network Support Technicians
- 2 Cloud Computing Engineers
- 1 Analyst
- 6 Software Support Technicians
- 1 Database Administrator
- Relates closely to Executives
- Relates somewhat closely with Software Development
- Has a shared freestanding color printer/scanner
- Needs proximity to a meeting room that supports their unit plus a dedicated meeting room/space that supports 6 people
- Each employee has a desktop and dual monitors + a laptop

Human Resources

- Relates somewhat closely with Event Planning, AVP, Executive Directors, and General Office Admin
- Shares a freestanding color printer/scanner with Administrative Assistants 1 & 2
- Requires proximity to front entrance and to an area that houses food and beverage
- Requires secure location for paper files (2 4-drawer lateral files)

Marketing Director

- 5 Marketing Developers
- Communications Director
- 2 Communications Specialists
- 1 Graphic Communication Specialist
- Needs proximity to meeting room/space
- Has a shared freestanding color printer/scanner
- Relates somewhat closely with IT and Graphics & Design

Human Resources

- Senior Manager
- Manager
- Human Resources Generalists
- Relates closely to Executives
- Relates somewhat closely with IT
- Has a shared freestanding color printer/scanner
- Needs proximity to a dedicated meeting room
- Each employee needs a private office that supports 2 guests
- Requires secure location for paper files (6 4-drawer lateral files)
- Event Planning
- Event Planner
- Event Logistics Specialist
- Relates closely to Executives and Communications & Market Development
- Has a shared freestanding color printer/scanner
- Needs storage for event-related items
- 8 folding tables
- 6 cabinets (72" h)
- Needs proximity to a meeting room/space
- Needs proximity to kitchen needs proximity to an exit door

Financial Services

- Director
- 4 Accountants
- 2 Financial Associates
- Relates closely to Executives
- Relates somewhat closely with IT
- Has a shared freestanding color printer/scanner
- Needs proximity to meeting room
- Requires secure location for paper files (4 4-drawer lateral files)
- Requires location for people to drop off, sign, and review invoices and other financial documents

Executives

- Associate Vice President
- Relates closely to Administrative Assistant and Executive Directors
- Relates somewhat closely with Event Planning, Financial Services, and Human Resources
- Requires privacy
- Requires meeting space in office
- Requires proximity to front entrance, to an area that houses food and beverage, and to a meeting room that supports 6 people
- **Administrative Assistant to Associate Vice President**
- Relates closely to AVP, Executive Directors, and General Office Admin
- Relates somewhat closely with Event Planning
- Has a freestanding color printer/scanner
- Requires proximity to front entrance and to an area that houses food and beverage
- **Executive Director – Customer Support, Market Development, Event Planning**
- Relates closely to Administrative Assistant 2, Executive Directors, AVP, Customer Support, Market Development, and Event Planning
- Relates somewhat closely with Financial Services, and Human Resources
- Requires privacy
- Requires meeting space in office
- Requires proximity to front entrance, to an area that houses food and beverage, and to a meeting room that supports 6 people
- **Executive Director – Communications, Finance, Human Resources**
- Relates closely to Administrative Assistant 3, Executive Directors, AVP, Communications, Finance, and Human Resources
- Relates somewhat closely with Event Planning
- Requires privacy
- Requires meeting space in office
- Requires proximity to front entrance, to an area that houses food and beverage, and to a meeting room that supports 6 people
- **Executive Director – IT, Software, Graphics & Design**
- Relates closely to Administrative Assistant 1, Executive Directors, AVP, IT, Software, and Graphics & Design
- Relates somewhat closely with Event Planning, Financial Services, and Human Resources
- Requires privacy
- Requires meeting space in office
- Requires proximity to front entrance, to an area that houses food and beverage, and to a meeting room that supports 6 people

USER REQUIREMENTS

Graphics & Design

- Director
- 2 Project Managers
- 2 Brand Identity Designers
- 3 Photo Editing/Photoshop Artists
- 3 Flash Designers
- 2 Layout Artists
- 1 Resource Coordinator
- Relates closely to Software Development, Communications & Market Development
- Relates somewhat closely with IT
- Has a shared freestanding color printer/scanner
- Has a shared plotter
- Has a shared binding station
- Each employee has a desktop and dual monitors + a laptop
- Needs proximity to a meeting room that supports their unit plus a dedicated meeting room/space that supports 6 people

General Office Administration

- Office Administrator
- Relates closely to all units
- Shares a freestanding printer/scanner with receptionist
- Handles collection and distribution of mail
- Receptionist
- Relates closely to Administrative Assistants, Executive Directors, AVP
- Shares a freestanding printer/scanner with Office Administrator
- Administrative Assistant 1
- Relates closely to Executive Director – IT, Software, Graphics & Design
- Relates somewhat closely with Event Planning, AVP, Executive Directors, and General Office Admin
- Shares a freestanding color printer/scanner with Administrative Assistants 2 & 3
- Requires proximity to front entrance and to an area that houses food and beverage
- Requires secure location for paper files (2 4-drawer lateral files)
- Administrative Assistant 2
- Relates closely to Executive Director – Customer Support, Market Development, Event Planning
- Relates somewhat closely with Event Planning, AVP, Executive Directors, and General Office Admin
- Shares a freestanding color printer/scanner with Administrative Assistants 1 & 3
- Requires proximity to front entrance and to an area that houses food and beverage
- Requires secure location for paper files (2 4-drawer lateral files)
- Administrative Assistant 3
- Relates closely to Executive Director – Communications, Finance,

Software Development

- Director
- 3 Project Managers
- 5 Programmers
- 3 Application Developers
- 2 Software Security Specialists
- 1 Administrator
- Relates closely to IT
- Relates somewhat closely with Graphics & Design and Communications & Market Development
- Has a shared freestanding color printer/scanner
- Needs proximity to a meeting room that supports their unit plus a dedicated meeting room/space that supports 6 people
- Each employee has a desktop and dual monitors + a laptop

Customer Support

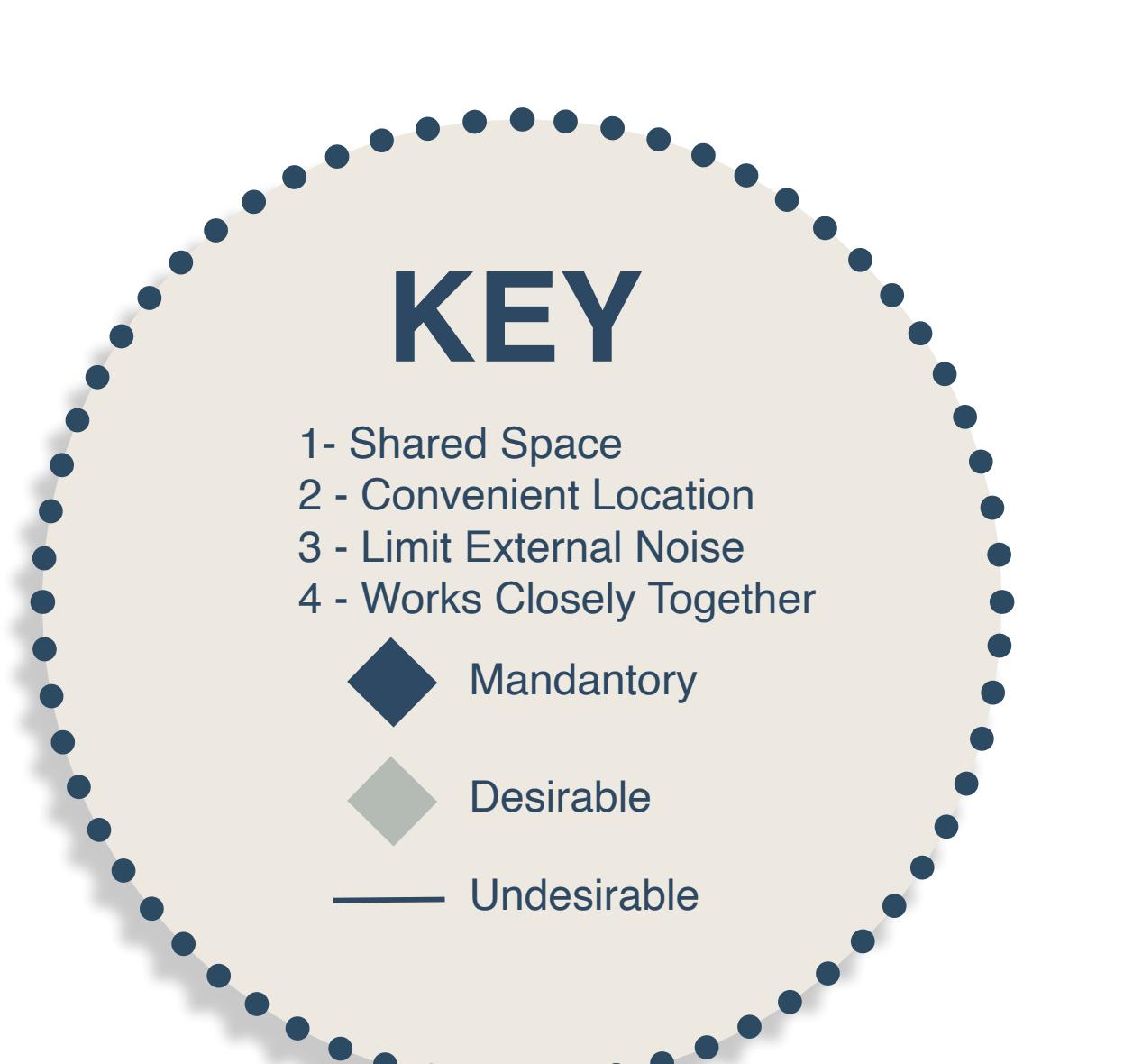
- Manager
- Assistant Manager
- 8 Customer Support Specialists
- Relates closely to Communications & Market Development
- Relates somewhat closely with IT and Graphics & Design
- Has a shared freestanding color printer/scanner
- Needs proximity to meeting room/space
- On the phone frequently

Auxiliary Spaces

- Kitchen/eating space for employees
- Outdoor space
- Lobby
- Oasis spaces
- Wellness space(s)

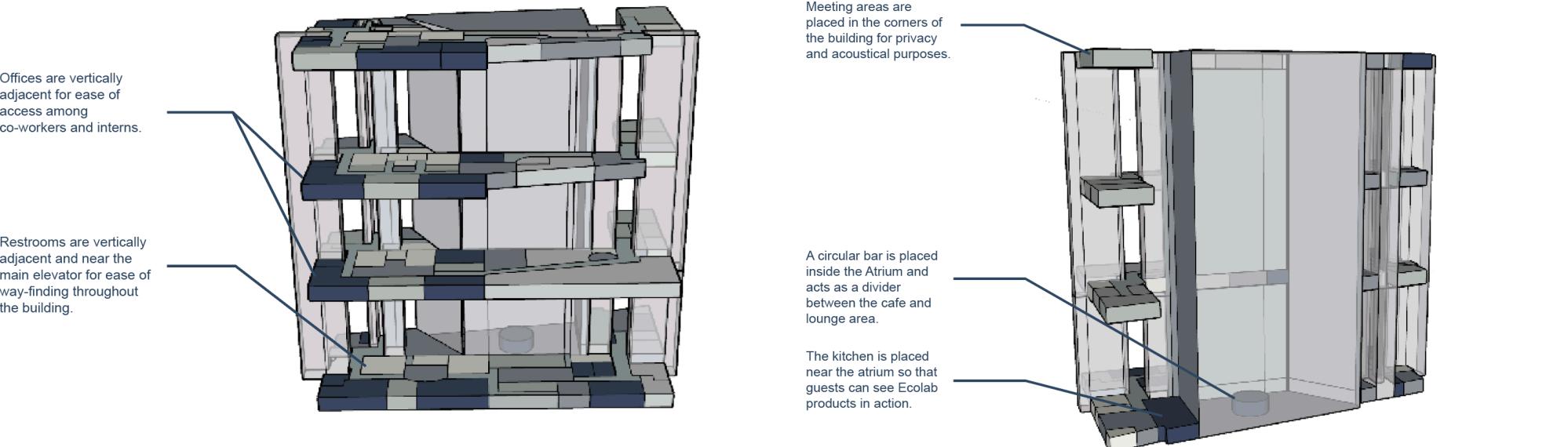
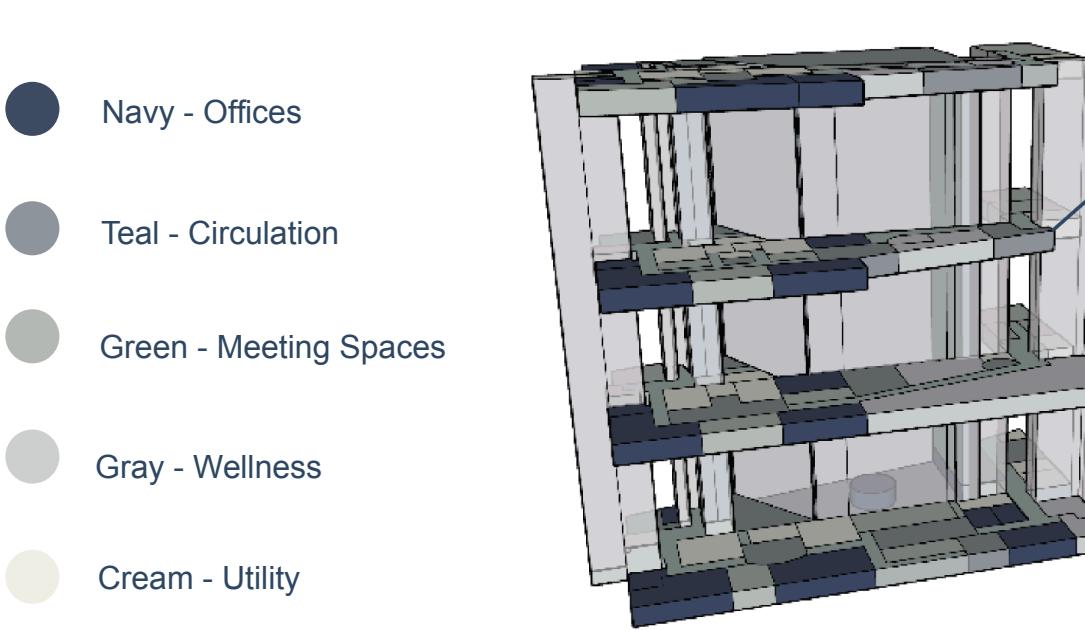
C R I T E R I A

M A T R I X

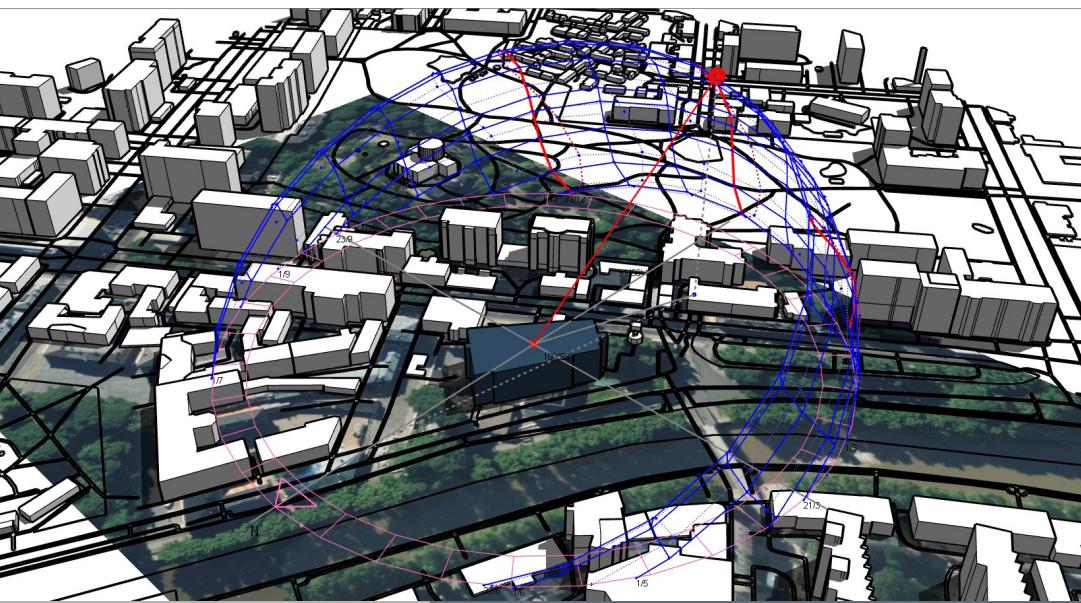


Criteria Matrix	Special Interactions	Public Use	Daylight	Privacy	Plumbing	Special Equip.	Special Considerations	Sustainable Factors
① Associate Vice President	④	N	Y	Y	N	N	Privacy, Proximity to meeting space	Sustainable materials used
② Information Technology	⑦	N	Y	N	N	N	Shared printer/scanner, Desk top, dual monitor, laptop	Sustainable materials used
③ General Admin. Office	⑭	N	Y	N	N	N	Centralized or easy to access	Sustainable materials used
④ Human Resources	①	N	Y	N	N	N	Shared supplies, secure paper locations	Sustainable materials used
⑤ Financial Services	㉗	N	Y	N	N	N	Shared printer/scanner, Secure paper/file locations	Sustainable materials used
⑥ Graphics and Design	⑦⑧	N	Y	N	N	N	Shared supplies, Desk top, dual monitor, laptop	Sustainable materials used
⑦ Software Development	㉖㉖	N	Y	N	N	N	Shared printer/scanner, Desk top with dual monitors	Sustainable materials used
⑧ Comm. and Marketing	⑥⑨⑩	N	Y	N	N	N	Shared printer/scanner, Proximity to meeting space	Sustainable materials used
⑨ Event Planning	㉗㉗	N	Y	N	N	N	Shared printer/scanner, Proximity to storage	Sustainable materials used
⑩ Customer Support	㉘	N	Y	N	N	N	Shared printer/scanner	Sustainable materials used
⑪ Specialty Offices		N	Y	N	N	N		Sustainable materials used
⑫ Receptionist's Office	㉗	N	Y	N	N	N	Shared printer/scanner, Secured paper storage	
⑬ Admin. Assistants	㉗	N	Y	N	N	N	Shared printer/scanner	Sustainable materials used
⑭ Admin. VP Assistant	㉗㉗	N	Y	N	N	N	Freestanding printer/scanner	Sustainable materials used
⑮ Kitchen and Bar	㉗	Y	N	N	Y	Y		Energy efficient appliances
⑯ Atrium (Lounge and Cafe)	㉗	Y	Y	N	N	N		Specifically treated windows for heating/cooling conservation
㉐ Wellness Areas		N	Y	N	N	N		
㉑ Lounges		Y	Y	N	N	N		
㉒ Oasis Spaces		N	N	N	N	N	Acoustics	
㉓ Meeting Spaces		N	Y	N	N	N	Acoustics	
㉔ Lobby		Y	Y	N	N	N		
㉕ Bike Room		Y	N	N	N	N		
㉖ Zoom Rooms		N	N	Y	N	N	Acoustics	
㉗ Intern Room	㉗	N	Y	N	N	N	Centralized, Proximity to storage	Sustainable materials used
㉘ Philanthropy		N	Y	N	N	N		
㉙ Security		N	Y	N	N	N		
㉚ Storage	㉗㉗㉗	N	N	N	N	N	Centralized	
㉛ Kitchenettes		Y	N	N	Y	Y		Energy efficient appliances
㉜ Restrooms		N	N	Y	Y	N		Water efficient utilities

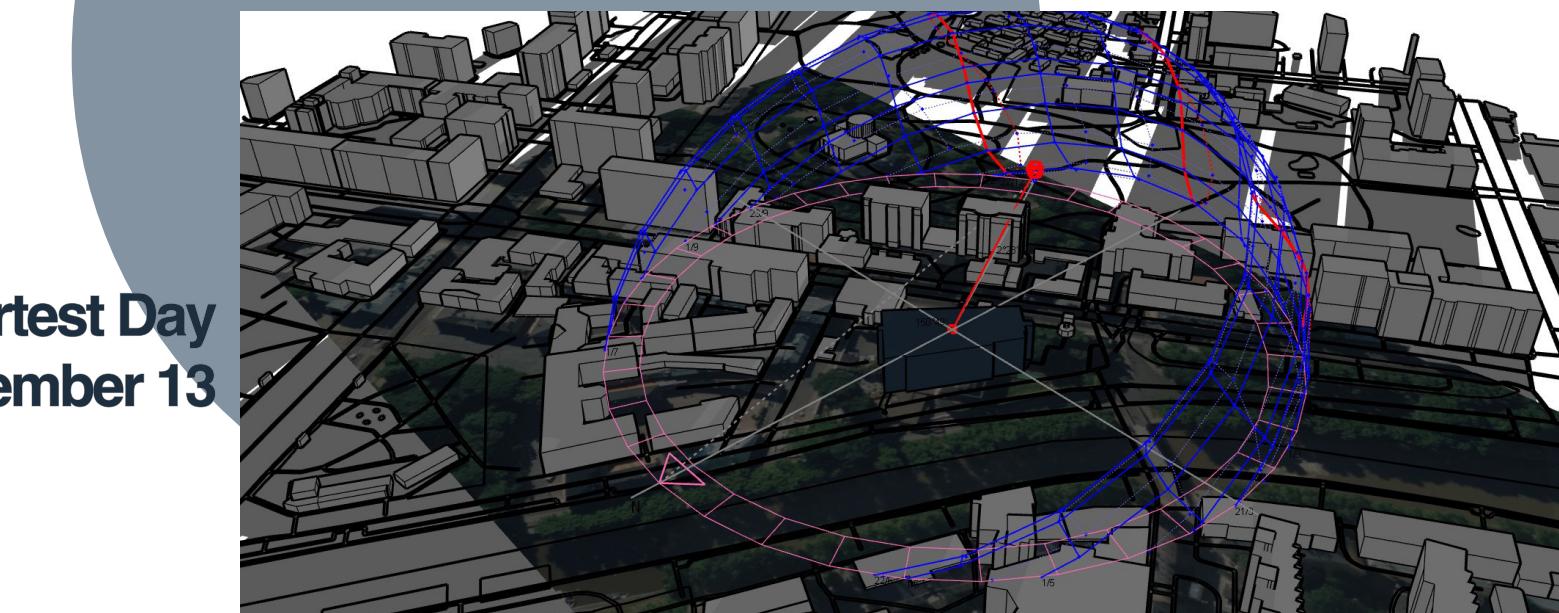
STACKING



SUN PATH



Longest Day
June 22



Shortest Day
December 13

BUDGETING

Ecolab has allowed for no budget during the process of Ecolab Finland's build. Ecolab's focus on sustainability and bettering the environment means that they are willing to put any amount towards the new building as long as it is not harming the exterior or land around it in any way. Along with the building housing an atrium, considering sunlight is crucial, solutions to not let heat penetrate the building for that length of windows will be costly. Ecolab puts intense care into their employees and well-being, so making sure everyone in the building is both satisfied and comfortable takes top priority over price.

BUBBLE DIAGRAMS

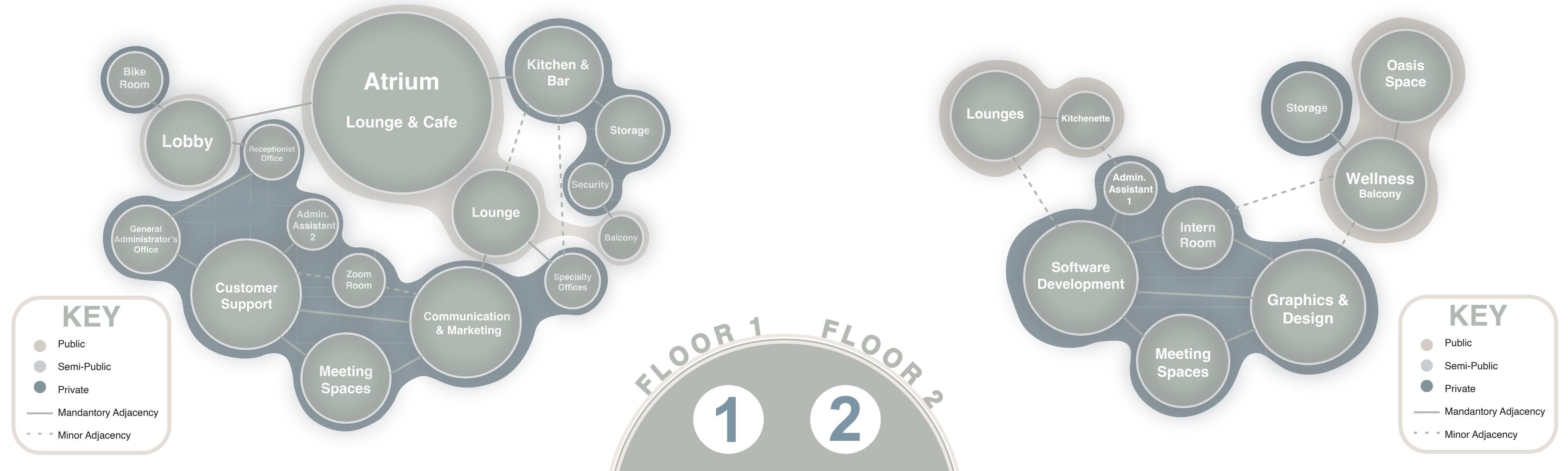


BUBBLE DIAGRAMS



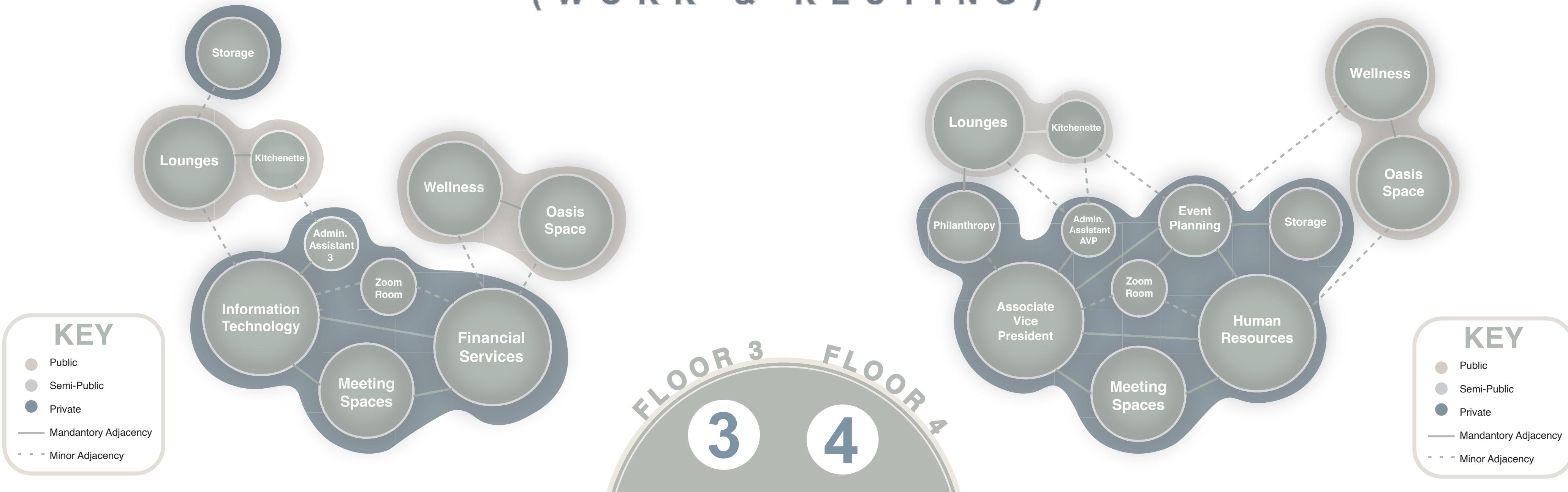
ZONING DIAGRAMS

(WORK & RESTING)



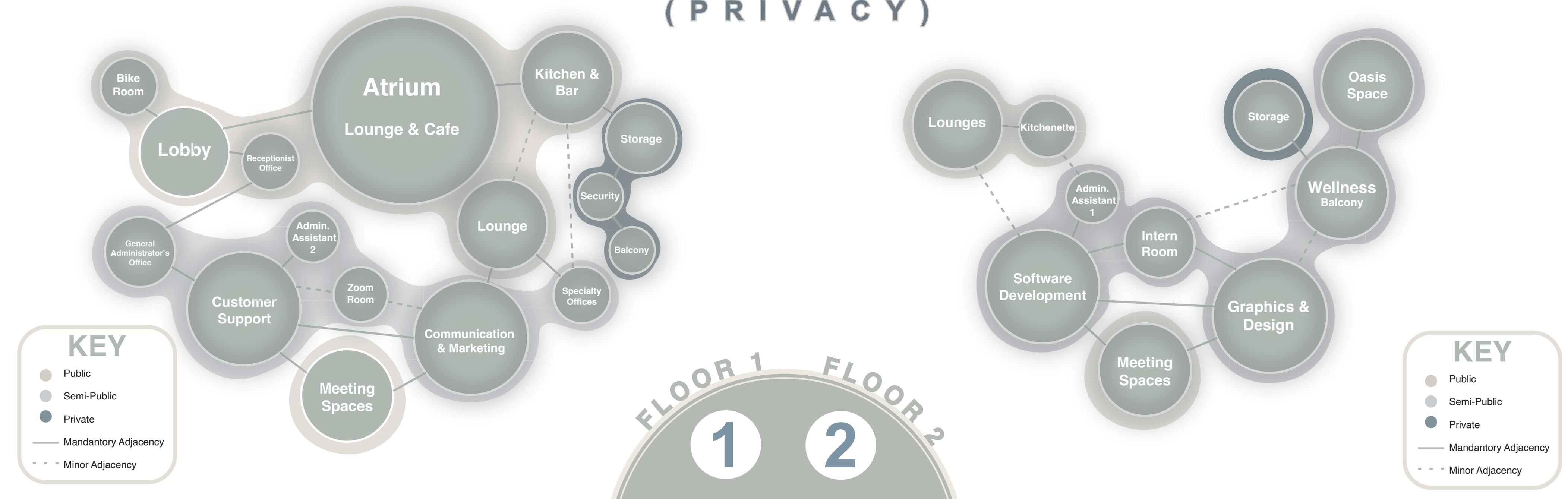
ZONING DIAGRAMS

(WORK & RESTING)



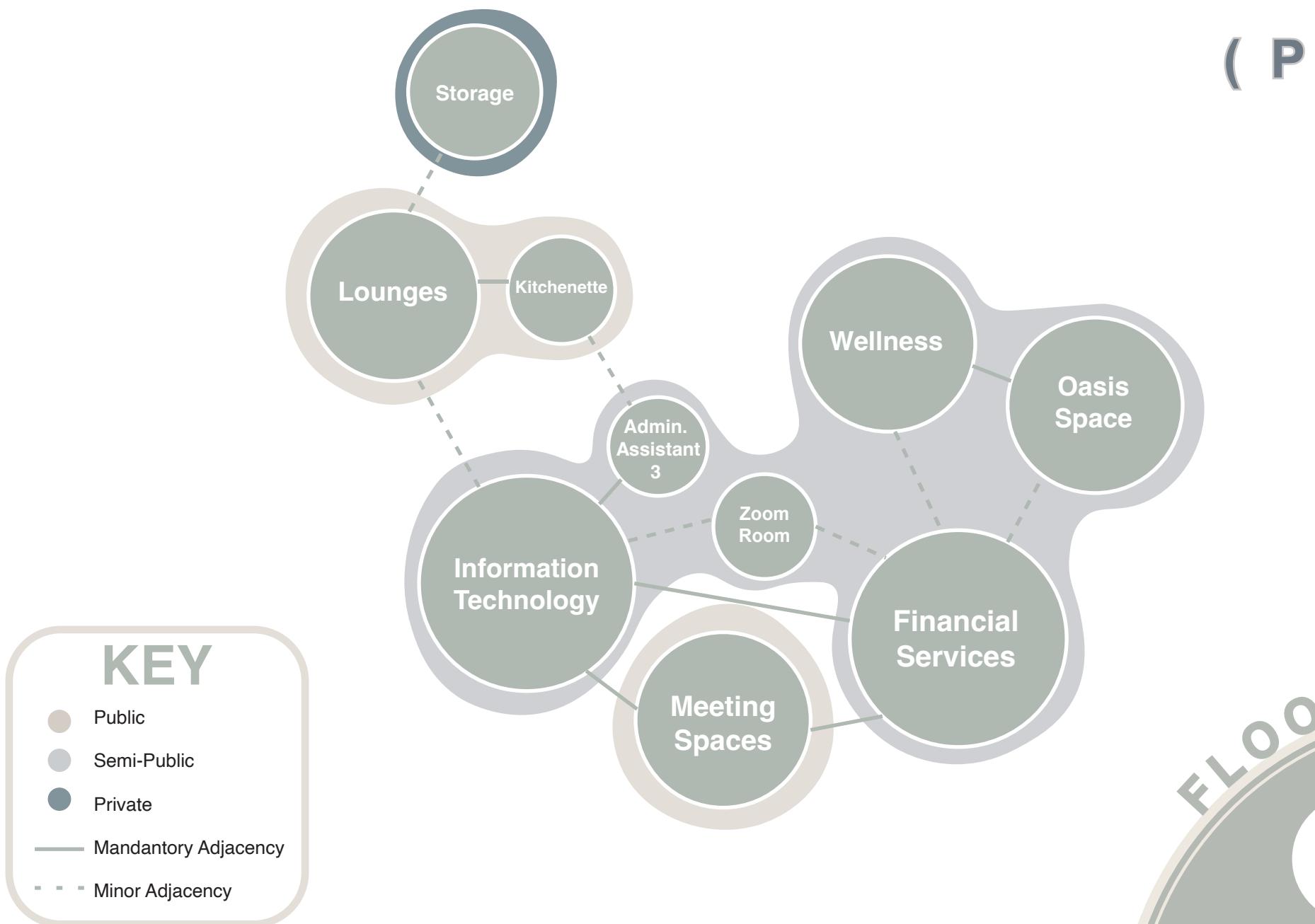
ZONING DIAGRAMS

(PRIVACY)



ZONING DIAGRAMS

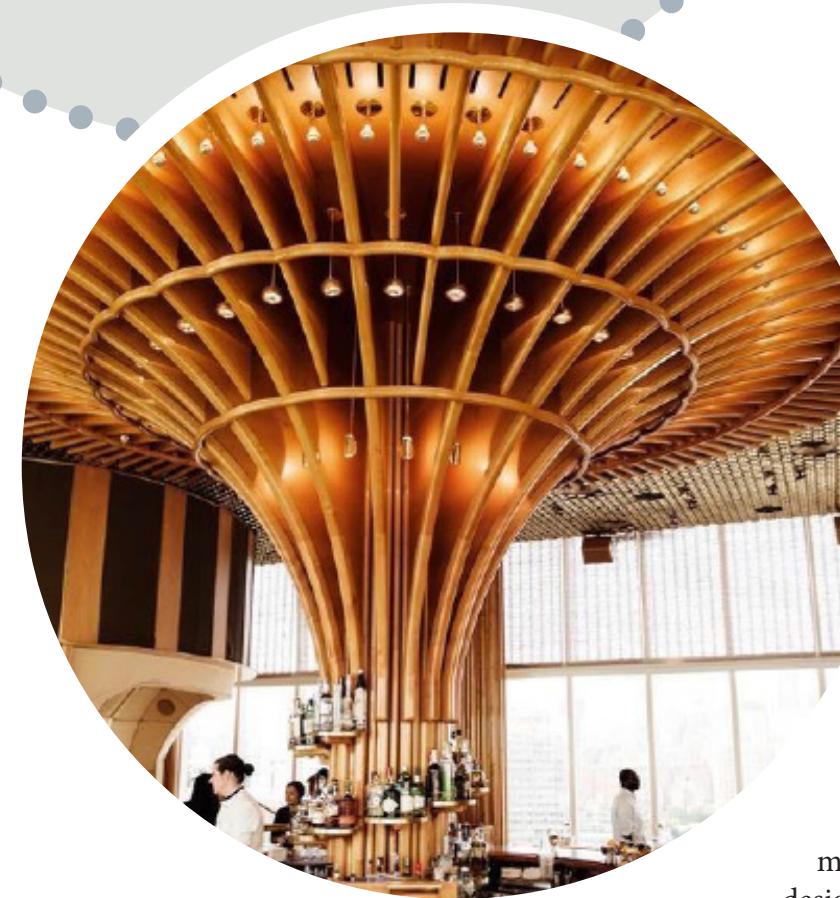
(PRIVACY)



CONCEPT

Harmony is the sense of togetherness among individual parts established through the application of color, line, shape, form, value, space, and texture within the design. This sense of unity can be seen in Ecolab's community values, as the company's demographics are vastly diverse, but are unified as one with a shared passion and purpose of protecting what is vital through sustainable innovations. Sustainability is rooted in the heart of Ecolab as well as Turku, both communities aim to better the environment and promote the health and wellness of its members, therefore the design seeks to complement the art of living well and the beauty of nature that rests beyond the walls.

Ecolab embraced their new branch's location by wanting their building design to reflect their innovations of technology for sustainability while honoring the culture of Turku. Our firm leaned into organic architecture to create forms that mimic the River Aura that rests along the site. The flow of the river can be seen on the whimsical paths that float above the atrium overlooking the river to promote movement. Along with elements of biophilic design, our firm incorporated curvilinear lines to soften and create visual breaks in the space that are embossed to mimic the shape of a spoon paying tribute to Turku's well-known food scene. Through selections of honest and natural materials the design knits Ecolab's vision with clean simple lines and hues of blue that represent water, the first sustainable innovation that Ecolab created.



Our firm embraced the guiding principle of Scandinavian design, establishing harmony with one's environment and creating things that are made to withstand time. The design encompassed simplicity, functionality, as well as comfort to curate Nordic harmony amongst the evolving needs and moving parts of the workplace. Our firm is rooted in being intentional with every selection and innovation to support Ecolab and the natural environment. We were intentional in selecting furnishing that was modular and could easily transform to be reused and re-purposed, thus we ensured that the products were of high quality and could live out a long life cycle to support sustainability.

Through intentional design, our firm aimed to solve one of the major problems and limitations of Turku, the hours of daylight. When we were designing it was crucial to consider both natural and artificial light as Nordic countries get so little light during winter months. We also took into consideration the hours when Ecolab employees interacted with the different spaces as well as identifying lighting needs per department. Natural lighting was maximized through white walls, larger windows, and reflective surfaces that bounce light from one surface plane to another. Although our firm maximized natural lighting, it was essential to place artificial throughout the building through direct and indirect lighting selections along with dimmable switches to mimic the natural rise and set of the sun, warm and low light. Our firm's design fostered the interactions of two communities and their interactions with their living environments to create harmony and embrace the beauty of nature.



M O O D



M O O D



I M A G E R Y



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