

ANZA THERAPEUTICS, INC.

Emeryville, California



Client:
Anza Therapeutics, Inc.

Location:
Emeryville, California

Assignment:
Project Management

Services:

- Site Assessment/Feasibility Analysis
- Lease/Workletter Management
- Pre-Design Administration
- Design Administration
- Construction Administration
- Occupancy Management

Project Facts:

- 10,000 SF Tenant Improvement of Office and Lab Space
- 1,300 SF Specialized Research Facility

Completion Date:
February 2009

Architect:
DGA Architects

General Contractor:
Dome Construction

Anza Therapeutics, Inc., a Bay Area company focused on developing immune based therapies for cancer and infectious diseases, retained Project Management Advisors, Inc. (PMA) to assist them in evaluating alternative space options provided by their broker that would consolidate existing office and laboratory research operations, housed at different locations, into a single facility.

On selection of the space, PMA assisted Anza in reviewing the workletter and the lease to clarify key points and incorporate critical details for the landlord-delivered project. While the lease was being finalized, PMA supported Anza's programming and schematic design efforts with the landlord's project team. With a 45 day design duration provided in the lease, PMA accelerated the design process by leading collaborative user and designer meetings, site tours, and additional research support of Anza requirements. Additionally, during the design phase, PMA offered value engineering advice to Anza on mechanical and electrical systems which resulted in significant cost savings. Upon design completion, PMA led a review of the landlord's construction estimate. Through careful review of scope and obligations under the lease, PMA was able to ensure Anza's share of the cost was accurately represented. During the aggressive 10 week construction phase schedule, PMA evaluated change orders and coordinated Anza's requirements with the landlord's delivery team while keeping Anza aware of key decision dates throughout.