

ANZA THERAPEUTICS, INC. RELOCATION AND CONSOLIDATION

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:

- 9,000 SF Tenant Improvement

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) in their search for new office and lab space. Anza's real estate brokers had identified two potential spaces for Anza, and PMA assisted in evaluating both properties as related to the future tenant improvements.

Anza's existing operations were within a shared facility while additional research operations were located at nearby sites. Their relocation plan consolidated office and lab research operations into a single 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, in the course of design, PMA offered value engineering advice to Anza on mechanical and electrical systems which resulted in significant cost savings.

Upon completing the design, 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 construction phase, PMA evaluated change orders and coordinated Anza's requirements with the landlord's delivery team while keeping Anza aware of key decision dates given the aggressive 10 week construction schedule.