

# LA JOLLA INSTITUTE FOR ALLERGY AND IMMUNOLOGY/KIRIN PHARMA USA, INC. UCSD - SCIENCE RESEARCH PARK La Jolla, California



**Client:**  
La Jolla Institute for Allergy and Immunology/Kirin Pharma USA, Inc.

**Location:**  
La Jolla, California

**Assignment:**  
Project Management

**Services:**

- Schedule & Budget Management
- Pre-Design
- Design Administration
- Construction Administration
- Project Accounting

**Project Facts:**

- 155,302 SF Facility
- 29,884 SF Subterranean Parking Garage
- 24 Month Project Schedule
- 16 Month Construction Schedule

**Completion Date:**  
June 2006

**Architect:**  
Architects - Delawie Wilkes  
Rodrigues Barker

**General Contractor:**  
DPR Construction, Inc.

Founded in 1988, La Jolla Institute for Allergy and Immunology (LIAI) is a non-profit public benefit corporation. In early 2002, LIAI initiated discussions with the University of California, San Diego (UCSD) to become the first ground lessee in the developing Science Research Park. In the summer of 2002, Project Management Advisors, Inc. (PMA) was retained as the LIAI project manager. In addition to providing overall development management for both the shell and tenant improvements, PMA assisted in the term sheet and ground lease negotiations.

The project consisted of laboratory, specialized research facility and common spaces for both LIAI and Kirin Pharma USA, Inc., a wholly owned United States subsidiary of Kirin Brewery Co., Ltd. The three story structure over a floor of subterranean parking is anchored by an open atrium spanning all of the above grade floors, multiple specialized laboratories and support space, a BSL-3 laboratory suite, lunch facilities and a 150 person sloped seminar room. The building exterior is clad in limestone in shades that accent the building planes. Colonnades provide sheltered pedestrian walks at the first floor, and balconies are provided at the third floor.