

PFIZER GLOBAL RESEARCH AND DEVELOPMENT

La Jolla, California



Client:
HCP, Inc.
(acquirer of Slough Estates USA Inc.)

Location:
Torrey Pines Science Center
La Jolla, California

Assignment:
Development Management
Project Management

Services:

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

Project Facts:

Phase One: Two Buildings

Building One:

- 130,000 SF
- 120,000 SF Underground Parking Facility
- Biology & Chemistry Labs
- NMR Crystallography Labs
- Central Two Story Library
- 20 Month Development Schedule
- 13 Month Construction Schedule

Building Two:

- 100,000 SF
- 20,000 SF Specialized Research Space
- 110,000 SF Underground Parking Facility
- 21 Month Development Schedule
- 13 Month Construction Schedule

Architect:
ZGF Architects, LLP
Architects - Delawie Wilkes
Rodrigues Barker

General Contractor:
DPR Construction, Inc.

This 760,000 square foot eight-building campus development for Pfizer Inc. represents one of the four worldwide research and development campus sites for its pharmaceutical research division, Pfizer Global Research and Development (PGRD). The campus, developed by HCP, Inc. (acquirer of Slough Estates USA Inc.), is located in the Torrey Pines Science Center in La Jolla, California, and comprised of over 930,000 total square feet of developable building area dedicated to biotechnology research and development. As the owner's representative, Project Management Advisors, Inc. (PMA) provided overall development management as well as tenant improvement work for the project.

Completion of the Pfizer Campus occurred in three phases over five years. Phase One was comprised of two buildings, one of which includes 130,000 square feet of chemistry laboratory and office space. The other building includes 100,000 square feet of biology, office, and specialized research space. Phase Two includes a 99,000 square foot biology and amenities building that incorporated the Pfizer campus cafeteria and an 86,000 square foot building of biology labs was also included in the Phase Two development. Phase Three included a total of 185,000 square feet of laboratory and conference space in two buildings and prime office space in two additional buildings. Upon completion, Pfizer Inc. purchased the Global Research and Development Center from Slough Estates.