

PIONEER HI-BRED INTERNATIONAL, INC. LABORATORIES AND GREENHOUSE Hayward, California



Pioneer Hi-Bred International, Inc., a world leader in genetic modification of crop seeds and plants, consolidated their Redwood City and Richmond facilities at Britannia Point Eden Business Park in Hayward, California. Project Management Advisors, Inc. (PMA) represented both the landlord and the tenant to provide project management services for the build-out of 45,000 square feet of laboratory and office improvements and a new, ground-up, state-of-the-art greenhouse.

The program includes 15,000 square feet of private and open office space, built to achieve certification in LEED Commercial Interiors. The biosafety level 1 laboratory space will be USDA certified and contains such features as growth chambers, a cold room, and an insectary. Connected to the main building, the greenhouse is constructed of an aluminum frame system with dual glazed acrylic panels and features a shade cloth and heat retention system, humidification system, evaporative cooling system, and fin tube heating system.

Our project involvement began with lease negotiations and conceptual design. PMA procured the design services, managed the Request for Proposal (RFP) process and competitive selection of the general contractor, managed the completion of construction documents, and coordinated the permit process. PMA provided progress inspections, team coordination, change management, and schedule and budget management throughout construction.

Client:
Pioneer Hi-Bred International, Inc.

Location:
Hayward, California

Assignment:
Project Management

Services:

- Feasibility Analysis & Due Diligence
- Schedule & Budget Management
- Lease/Workletter Management
- Permit Management
- Pre-Design Administration
- Procurement
- Program Management
- Design Administration
- Construction Administration
- LEED Administration
- Occupancy Management
- Project Accounting
- Financial Management

Completion Date:
July 2010

Project Facts:

- 5.6 Acre Site
- 15,000 SF LEED Certified Office Tenant Improvement
- 30,000 SF Laboratory Tenant Improvement
- 10,000 SF New Greenhouse

LEED Components:

- Low Flow Water Fixtures
- Energy Efficient Light Ballasts and Fixtures
- Controllability of Systems
- Energy Star Appliances
- Divertment of Construction Waste from Landfills
- FSC Certified Wood
- Low-Emitting Materials
- Bike Lockers & Showers

Architect:
DES Architects + Engineers

General Contractor:
Landmark Builders