RAFAEL VIÑOLY ARCHITECTS | KIRKSEY

BACKGROUND

JULY 23rd WORK SESSION

- GMP BIDS AT $25,000,000 OVER TOTAL PROJECT COST.
- REDESIGN AND VE TO $15,000,000 OVER TPC.
- ON BUDGET BY SHELLING 100% OF LABS AND OFFICES.

JULY 30th EXECUTIVE MEETING

- PROJECT BUDGET INCREASED TO $110,000,000.
- RETAIN FULL PROGRAM (AT 50% LAB SHELL).
- MAINTAIN CHARACTER OF BOARD APPROVED DESIGN.

AUGUST 7th WORK SESSION

- LOWERED BUILDING “TO GRADE”.
- IDENTIFIED REDUCTIONS ACROSS THE BOARD.
- “AT GRADE” DESIGN ON BUDGET.

OBJECTIVES

DESIGN TO ACHIEVE BUDGET

- ESTABLISH $/SF TARGET FOR REDESIGN.
- IDENTIFY EFFICIENCIES FOR EACH PROJECT COMPONENT.
- SIMPLIFY SYSTEMS (STRUCTURE, MEP, LAB SUPPORT)

RETAIN BOARD APPROVED DESIGN

- MAINTAIN CURRENT LAB PROGRAM AND LAYOUT.
- CURVED GEOMETRY DERIVED FROM FLOYD CURL DRIVE.
- “GATEWAY” STATEMENT AT CAMPUS DRIVE ENTRY.

MINIMIZE SCHEDULE IMPACT

- SIMPLIFY BUILDING TO REDUCE RE-DESIGN TIME.
- FACILITATE CONSTRUCTABILITY.
- DOCUMENT DELIVERY TAILORED TO CONSTRUCTION SEQUENCE.

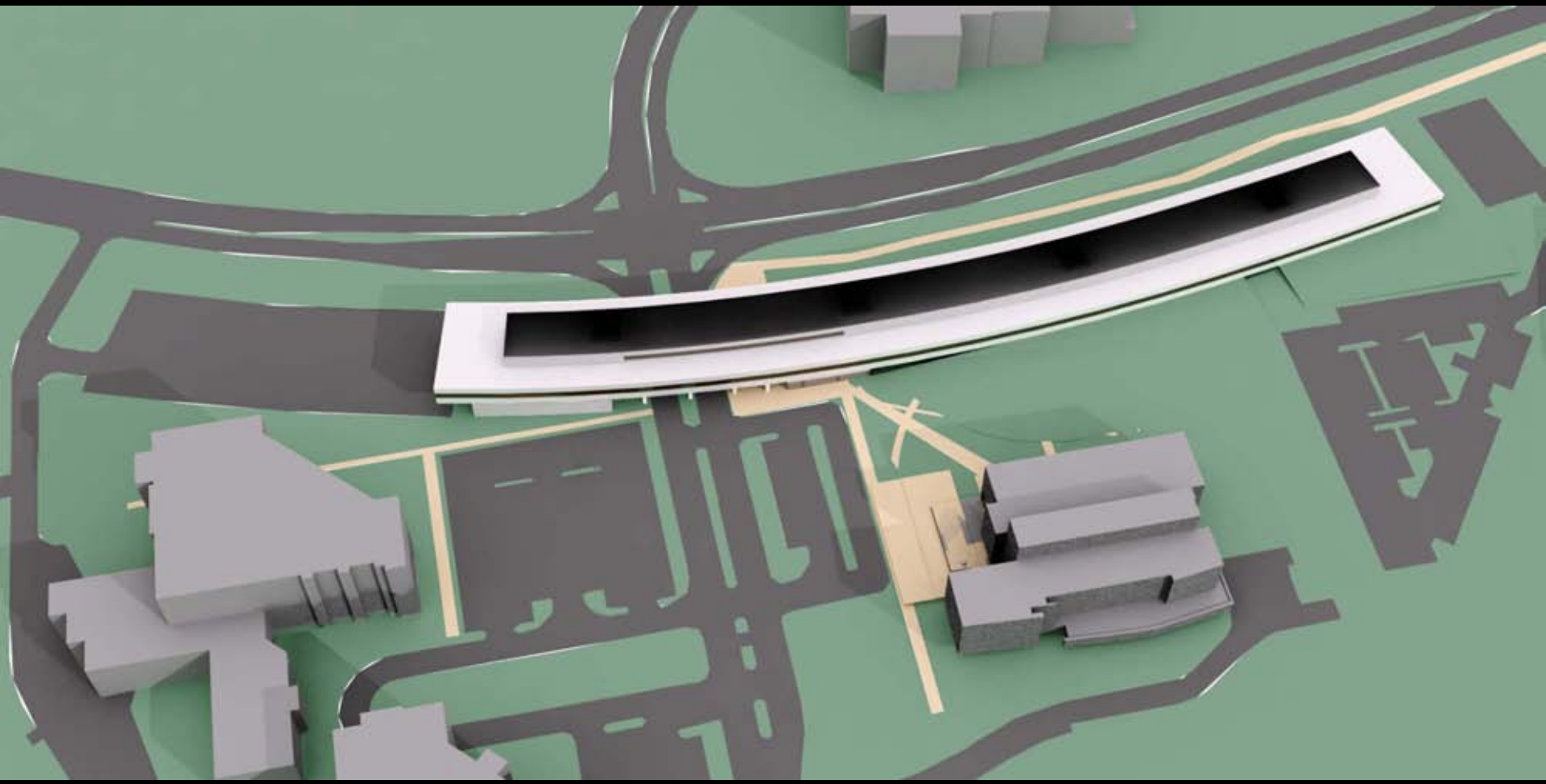
“AT GRADE” DESIGN

- MORE EFFICIENT LAB LAYOUTS--REDUCE MODULE BY 6”.
- NUMBER OF P.I.’S REMAINS THE SAME (42).
- “GENERIC” APPROACH TO LABS--MAXIMUM FLEXIBILITY.
- DEVELOP FIT-OUT OF LAB SPACES FROM WEST END.
- SIMPLIFIED STRUCTURE--NO CANTILEVERS.
- REDUCE VIBRATION CRITERIA FROM 4,000 MIPS AT MODERATE DOWN TO SLOW PACE (TYPICAL FOR LAB SPACES).
- MINIMIZE COST OF EXTERIOR ENVELOPE.
- LESS GLASS AREA, DECREASES ENERGY LOAD.
- REDUCTION IN MECHANICAL SYSTEMS.
- FEWER ELEVATOR/STAIR CORES (LOWER BUILDING).

ADDITIONAL SAVINGS

- REDUCE CENTRAL PLANT SIZE BY 10-15%.
- REDUCE CHILLER SIZES.
- DOWNSIZE CHILLED WATER LINES.
- ALTERNATE PRICING FOR COOLING TOWER, PUMP & CHILLER.
- REVIEW BACK FEED OF ELECTRICAL SERVICE.
- RELOCATE VIVARIUM MECHANICAL UNITS TO MAIN BUILDING.

“AT GRADE” DESIGN IMAGES



“AT GRADE” DESIGN--AERIAL VIEW

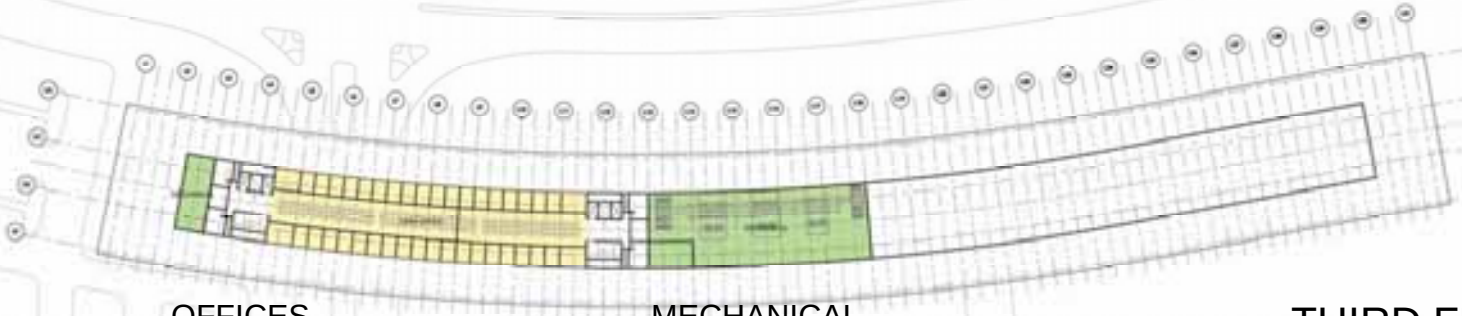
VIEW TOWARDS CAMPUS DRIVE

VIEW TOWARDS ENTRY

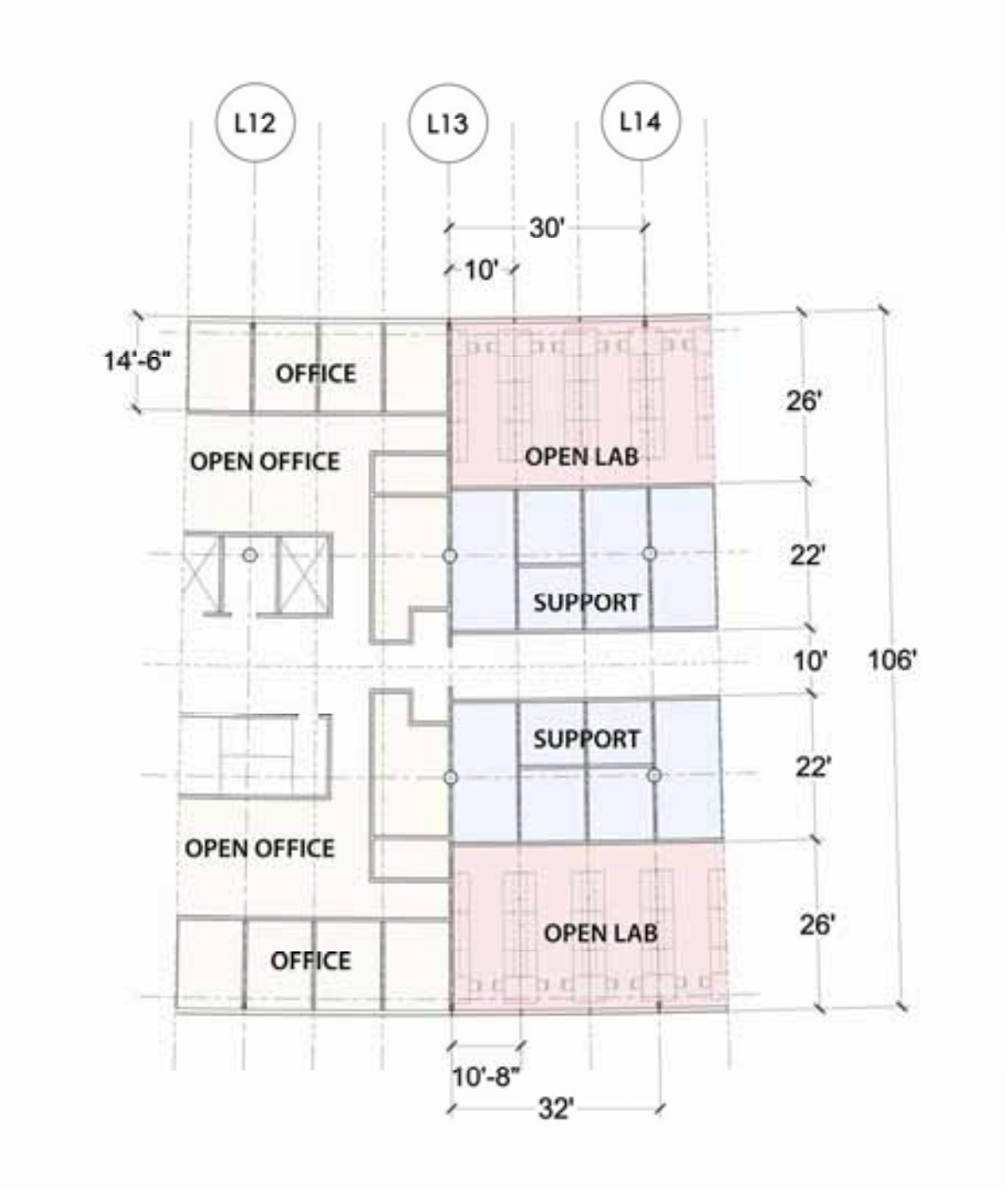
VIEW FROM FLOYD CURL DRIVE

GROUND FLOOR

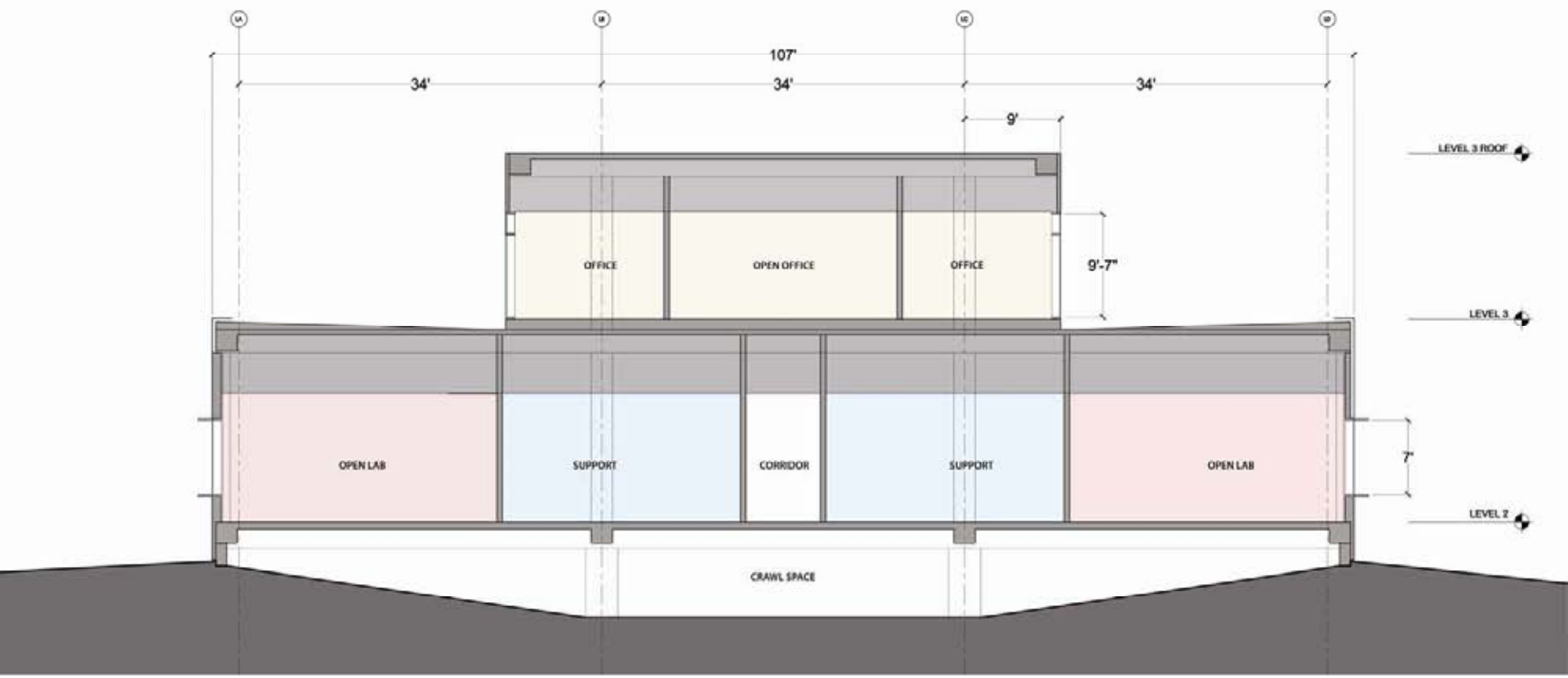
SECOND FLOOR



THIRD FLOOR



TYPICAL LAB BAY

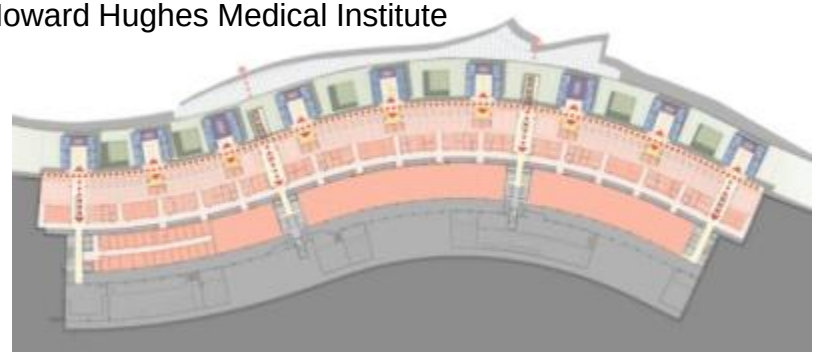


CROSS SECTION

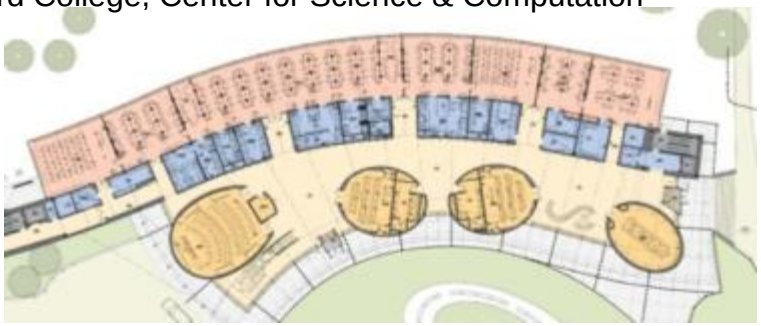

OPEN LAB
OPEN OFFICE
SUPPORT
OPEN LAB
OPEN OFFICE
OPEN LAB
SUPPORT
OPEN LAB
OPEN LAB
OPEN LAB
50% SHELL

RECENT LABORATORY EXPERIENCE

Howard Hughes Medical Institute

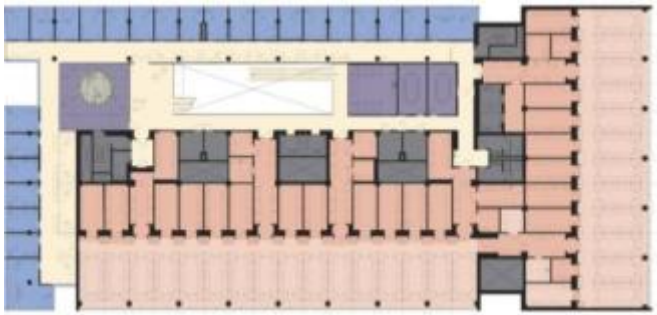


Bard College, Center for Science & Computation



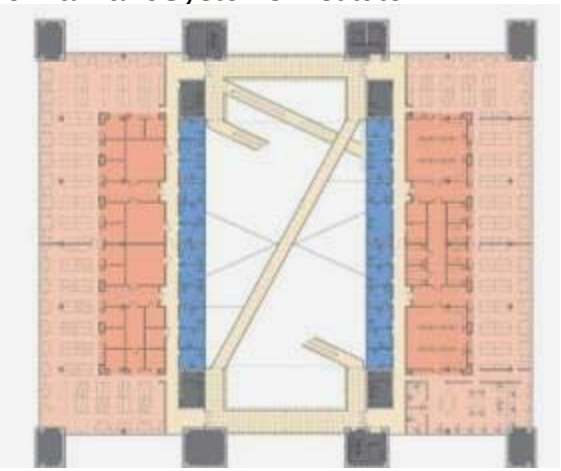
Van Andel Institute

UCSF Helen Diller Family Cancer Research Building



Princeton University, Carl Icahn Lab

UCLA California NanoSystems Institute



BARD COLLEGE

BARD COLLEGE

PENN STATE

UCLA NANOSYSTEMS

UCLA NANOSYSTEMS

UCSF DILLER CANCER CENTER

HOWARD HUGHES MEDICAL INSTITUTE JANELIA FARMS

HOWARD HUGHES MEDICAL INSTITUTE JANELIA FARMS

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