

# Bayer Diagnostics APC 4 Laboratory Berkeley, California

**Client:** Wareham Properties Management  
San Rafael, California

**Scope:** 72,000 sq. ft. 2-story Buildings  
100,000 sq. ft. Parking Garage

**Budget:** \$11,000 million - Shell & Core Building  
\$7.6 million - Tenant Improvement

Construct new building including parking structure. Install tenant improvement laboratory to produce diagnostics pharmaceuticals. Project includes processing and fill area constructed to GMP standards.

The mechanical systems include chilled water and heating water systems and 6 air handlers. Electrical systems include an emergency generator and uninterrupted power system.

The Tenant Improvement spaces include 36,000 sq. ft. of conventional office space and 36,000 sq. ft. of laboratory space. Laboratory systems include fume hood exhaust, clean dry air, vacuum, clean steam, USP grade water, nitrogen and argon.

