



Nkarta Therapeutics - GMP

South San Francisco, CA

CLIENT/OWNER

Healthpeak

GENERAL CONTRACTOR

Landmark Builders

ARCHITECT

DGA San Francisco

DURATION

5 Months

COMPLETION DATE

February 2021

CONTRACT VALUE

\$1.4MM

PROJECT SUMMARY

This project included the installation of a Rooftop AAON unit with 100% outside air, gas heating, and electric cooling, equipped with MERV 14 filters. We added two utility set exhaust fans with VFDs, each handling 2500 CFM. We created six new VAV zones with reheat coils and DDC controls—two for offices and four for labs. Additionally, we established four new exhaust zones with DDC controls for the labs. For lab supply, we installed seventeen VAV reheat boxes with 2-row reheat coils, fiber-free lining, VAV flow tracking, and HEPA filters. The mechanical systems included a hydronic heating hot water (HHW) system, BAS, and DDC controls, along with HVAC exhaust fan motor upsizing. We used early Design-To-Fit and BIM coordination processes, ensuring proactive planning and collaboration to minimize impact on lab operations.

MARKET SECTORS

- Healthcare/HCAI
- Life Sciences
- Commercial

SERVICES

- Mechanical