

D	Project Name	SOUTH SAN FRANCISCO BROWNFIELD NATURAL KILLER (NK) CELL T		PEC Activity Diagram	
	Industry Code	13 Pharmaceutical & Biotech	Project Type	Brownfield	
	TIV (USD)	35,000,000			
	SIC Code	2836 Biological Products, Except Diagnostic Substances	Sector	Final Formulation (Oral, Solid, Parenteral, Topical, etc.)	
	SIC Product	2836*0035 Cellular and Gene Therapy Products			
	Status	Active	Last Update	28-Mar-2022	Initial Release
Environmental	Air (A) Water (W)	Construction Labor Preference	Union, Non-Union		
	Operations Labor Preference	Non-Union			
Square Footage	Existing Sq. Ft.	88,106 Sq. Ft.			
	Retrofitted/Renovated Sq. Ft.	88,000 Sq. Ft.			



Plant Owner	Nkarta Incorporated	Plant Parent	Nkarta Incorporated
Plant Name	South San Francisco Natural Killer (NK) Cell Therapies	Unit Name	
Plant ID	3468439		
Location	1150 Veterans Boulevard	Phone	+1 415 582 4927
City/State	South San Francisco, California 94080 U.S.A.	Zone/County	CA*03, San Mateo

Project Responsibility	Project Company	Project Contact
Project Executive	Nkarta Incorporated 6000 Shoreline Court, Suite 102 South San Francisco, California 94080 U.S.A.	Paul Hastings Chief Executive Officer [Tel.] +1 415 582 4927 [E-Mail] phastings@nkartatx.com ; [LinkedIn] paul-hastings-25365a
Project Director	Nkarta Incorporated 6000 Shoreline Court, Suite 102 South San Francisco, California 94080 U.S.A.	Ralph Brandenberger Vice President Development and Manufacturing [Tel.] +1 415 582 4927 [E-Mail] rbrandenberger@nkartatx.com ; [LinkedIn] ralph-brandenberger-6a59ba
Project Manager	Nkarta Incorporated 6000 Shoreline Court, Suite 102 South San Francisco, California 94080 U.S.A.	Brendan McVetty Associate Director of Facilities [Tel.] +1 415 582 4927 [E-Mail] bmcvetty@nkartatx.com ; [LinkedIn] brendanmcvetty
Consultant	Project Management Advisors, Incorporated One Tower Place, Suite 200 South San Francisco, California 94080 U.S.A.	Gerard Colomb Vice President [Tel.] +1 650 491 8817 [E-Mail] jerryrc@pmainc.com ; [LinkedIn] gerard-colomb-4b179312

PEC® Timing	E2	PEC® Activity	Preliminary Engineering
Project Probability	High (81-99%)		
Scope	Nkarta Incorporated with Project Management Advisors, Incorporated (PMA) (Healthpeak's Project Manager) performs Preliminary Engineering for Brownfield Natural Killer (NK) Cell Therapies Plant. DETAILS: On Healthpeak-owned Britannia Oyster Point I campus (former Amgen campus), within newly leased (entire building) 3-story facility, renovate and fit-out approximately 88,000 sqft of space and equip for the production, R&D and process development of off-the-shelf allogeneic Natural Killer (NK) cell and gene therapies (including, NKX101/NKG2D, NKX019/CD19) plus administrative and warehouse space. REQUIRES: Building Modifications, Temperature and Humidity Controls, Building Management Systems (BMS), Air/Gas Vacuum System, Voice/Data/Wireless System, Industrial Gas Supply and Storage (including Nitrogen), Cryopreservation Equipment, Cell Expansion and Activation Tanks, Cell Culture Tanks, Incubators, Harvest Tanks, Cell Processing Equipment, Cell Separation Equipment, Flow Cytometry Equipment, Tissue Culture Hoods, Water-For-Injection System/Loops, Cleanrooms (ISO 5-8/Class 100/100,000), Laboratory Stations, Analytical Equipment, Data Recorders, Centrifuges, Single-Use Bioreactors, Cell Washing Equipment, Isolation Equipment, Checkweighers, Ultra-Filtration Equipment, Purification Equipment, Aseptic Filling Equipment (Vials), Bar Coding/Scanning/Labeling Equipment, Material Handling Equipment, Conveyors (Belt/Roller), Controls (PLC, DCS), Automated Retrieval System, Cold Storage, Compressors (Air), Vial/Equipment Washers, Water Purification System, Emergency Generators, NGF or Electrical Boilers, Chillers, Cooling Tower, Heat Exchangers, Electrical Panel Upgrades, Pumps, Motors, Valves. ENVIRONMENTAL: (A) HEPA Filtration System Dust Collectors, Scrubbers; (W) Pre-Wastewater Treatment System.		
Schedule	Nkarta Incorporated with Project Management Advisors, Incorporated (PMA) (Healthpeak's Project Manager) continues with Preliminary Engineering through 1Q22 (Feb). Nkarta with PMA finalizes Project Team 1Q22 (Jan-Mar). Upon completion of Design and final corporate and landlord approvals, in a series of phases, Nkarta with Project Team releases any remaining Equipment RFQs plus Subcontractor Bid Documents 1Q22 (Mar)-3Q22 (Jul). Tentative Construction Kick-Off 2Q22 (Apr). Project Completion 1Q23 (Jan).		
Details	Mar-2022 Project continues with Preliminary Engineering		
Market Trends	Green House Reduction (GHG)		

Project Milestones	AFE 202107	Sub Bid Doc 202203	Completion 31-Jan-2023	Precision QUARTER
	Equip RFQ 202203	Kick-Off 202204	Kickoff Slippage 7 Months	Duration 10 Months
Engineering	Electrical	Environmental HVAC	Instrumentation Mechanical	Structural Process
Contracting	Electrical	Environmental HVAC	Instrumentation Mechanical	Structural General [G/C]

Project Key Needs

Matter Phase

Energy

Buy

Sell

Plant Standard Contacts

Functional/Actual Title	Contact Name/E-mail	Telephone/On-site	QC Date/LinkedIn ID
Plant Manager	Ralph Brandenberger	[Phn.] +1 415 582 4927	Mar-2022
Vice President Development and Manufacturing	rbrandenberger@nkartatx.com	No	ralph-brandenberger-6a59ba

Historical Reports

Project Name	Report Date	TIV	Phase
SOUTH SAN FRANCISCO BROWNFIELD NATURAL KILLER (NK) CELL THERAPIES PLANT	15-Jul-2021	35,000,000 USD	Preliminary Design (P1 - 07)
SOUTH SAN FRANCISCO BROWNFIELD NATURAL KILLER (NK) CELL THERAPIES PLANT	07-Sep-2021	35,000,000 USD	Preliminary Engineering (E2 - 22)
SOUTH SAN FRANCISCO BROWNFIELD NATURAL KILLER (NK) CELL THERAPIES PLANT	06-Dec-2021	35,000,000 USD	Preliminary Engineering (E2 - 22)
SOUTH SAN FRANCISCO BROWNFIELD NATURAL KILLER (NK) CELL THERAPIES PLANT	28-Mar-2022	35,000,000 USD	Preliminary Engineering (E2 - 22)

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