


D	Project Name	FREMONT BROWNFIELD ALLOGENEIC T CELL/VIRAL VECTOR/PLURIF			PEC Activity Diagram		
	Industry Code	13 Pharmaceutical & Biotech	Project Type Brownfield				
	TIV (USD)	50,000,000					
	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	06-Apr-2022		Initial Release	15-Jul-2021
	Environmental	Air (A) Water (W)	Construction Labor Preference Union, Non-Union			Operations Labor Preference Non-Union	
	Square Footage		Existing Sq. Ft.	165,000 Sq. Ft.			
			Retrofitted/Renovated Sq. Ft.	165,000 Sq. Ft.			
	Plant Owner	Sana Biotechnology Incorporated		Plant Parent Sana Biotechnology Incorporated			
Plant Name	Fremont Allogeneic T Cell/Viral Vector/Pluripotent Stem Cell		Unit Name				
Plant ID	3468628						
Location	5567 Cushing Parkway		Phone +1 206 701 7914				
City/State	Fremont, California 94538 U.S.A.		Zone/County CA*03, Alameda				
Project Responsibility	Project Company		Project Contact				
Project Director	Sana Biotechnology Incorporated One Tower Place Suite 500 South San Francisco, California 94080 U.S.A.		Craig Lichtenstein Vice President Manufacturing and Supply Chain [Tel.] +1 206 701 7914 [E-Mail] craig.lichtenstein@sana.com ; [LinkedIn] craig-lichtenstein-744177				
Project Executive	Sana Biotechnology Incorporated 188 East Blaine Street, Suite 400 Seattle, Washington 98102 U.S.A.		Steve Harr Chief Executive Officer/Co-Founder [Tel.] +1 206 861 5907 [E-Mail] steve.harr@sana.com (!)				
Contracts Administrator	Sana Biotechnology Incorporated One Tower Place Suite 500 South San Francisco, California 94080 U.S.A.		Tara Ponce Head of Procurement [Tel.] +1 206 701 7914 [E-Mail] tara.ponce@sana.com ; [LinkedIn] tara-yokomizo-ponce-15802610				
PEC® Timing	P2		PEC® Activity Owner Review of Issue				
Project Probability	Medium (70-80%)						
Scope	Sana Biotechnology Incorporated performs Owner Review of Issue for Brownfield Allogeneic T Cell, Viral Vector, Pluripotent Stem Cell Plant. DETAILS: On Fremont Industrial Park/Pacific Commons South campus, within 271,840 sqft building, renovate and fit-out approximately 165,000 sqft of newly leased space and equip for the production of allogeneic, or ready-for-patients, off-the-shelf chimeric antigen receptor T cells — known as CAR-Ts — gene therapies and stem cell-derived therapies for clinical trials and early commercial launches. REQUIRES: Building Modifications, Temperature and Humidity Controls, Fire and Security System, Voice/Data/Wireless System, Industrial Gas Supply and Storage, Building Management Systems (BMS), Air/Gas Vacuum System, Hygienic Piping, Single-Use Bioreactors, Chromatography Equipment, Ultra/Diafiltration Equipment (UF/DF), Harvest Tanks, Clarification Equipment, Ultrafiltration Equipment, Sterile Filtration Equipment, Laboratory Stations, Analytical Equipment, Data Recorders, Cryogenic Equipment, Glove Boxes, Cleanrooms (ISO 5-8/Class 100-100,000), Robotics, Refrigeration, Freezers, Cold Rooms, Cell Expansion Tanks, Incubators, Centrifuges, Controls (PLC/DCS), Water-For-Injection System (WFI), Gene Transfer Equipment, Checkweighers, Electrical Panel Upgrades, NGF or Electrical Boilers, Clean Steam Generators, Compressors (Air), Conveyors (Roller/Belt), Aseptic Filling Equipment, Heat Exchangers, Cooling Tower, Chillers, Water Purification System, Bar/Coding/Scanning/Labeling Equipment, Pumps, Motors, Valves. ENVIRONMENTAL: (A) HEPA Filtration System, Fume Hoods, Dust Collectors, Scrubbers; (W) Pre-Wastewater Treatment System.						
Schedule	Sana Biotechnology Incorporated continues with Owner Review of Issue through 2Q22 (Apr). Sana finalizes Project Team 2Q22 (May). Upon completion of Design and final corporate approvals, Sana with Project Team releases any remaining Equipment RFQs plus Subcontractor Bid Documents 2Q22 (May)-3Q22. Estimated Construction Kick-Off 2Q22 (Jun), Project Completion 1Q23 (Mar).						
Details	Apr-2022 Project in Owner Review of Issue						
Project Milestones	AFE 202204	Sub Bid Doc 202205	Completion 31-Mar-2023	Precision QUARTER			
	Equip RFQ 202205	Kick-Off 202206	Kickoff Slippage 9 Months	Duration 10 Months			
Engineering Contracting	Electrical	Environmental HVAC	Instrumentation	Mechanical	Structural Process		
	Electrical	Environmental HVAC	Instrumentation	Mechanical	Structural General [G/C]		
Project Key Needs			Control Room	Process Equip	Heat Transfer		
	Instrumentation	Electrical	Mechanical HVAC	Storage			
	Piping/Fittings	Insulation/Coatings	Environmental	Valves			
	Communications		Batch Process	Packaging			
Matter Phase	Material Handling						
	Liquid		Solid				

Energy

Boiler

Generator

Buy

Sell

Plant Standard Contacts

Functional/Actual Title	Contact Name/E-mail	Telephone/On-site	QC Date/LinkedIn ID
Plant Manager	Craig Lichtenstein	[Phn.] +1 206 701 7914	Apr-2022
Vice President Manufacturing and Supply Chain	craig.lichtenstein@sana.com	No	craig-lichtenstein-744177

Historical Reports

Project Name	Report Date	TIV	Phase
FREMONT BROWNFIELD ALLOGENEIC T CELL/VIRAL VECTOR/PLURIPOTENT STEM CELL PLANT	15-Jul-2021	50,000,000 USD	Detailed Design (P1 - 09)
FREMONT BROWNFIELD ALLOGENEIC T CELL/VIRAL VECTOR/PLURIPOTENT STEM CELL PLANT	03-Sep-2021	50,000,000 USD	Detailed Design (P1 - 09)
FREMONT BROWNFIELD ALLOGENEIC T CELL/VIRAL VECTOR/PLURIPOTENT STEM CELL PLANT	04-Nov-2021	50,000,000 USD	Detailed Design (P1 - 09)
FREMONT BROWNFIELD ALLOGENEIC T CELL/VIRAL VECTOR/PLURIPOTENT STEM CELL PLANT	06-Jan-2022	50,000,000 USD	Owner Review of Issue (P2)
FREMONT BROWNFIELD ALLOGENEIC T CELL/VIRAL VECTOR/PLURIPOTENT STEM CELL PLANT	06-Jan-2022	50,000,000 USD	Owner Review of Issue (P2)
FREMONT BROWNFIELD ALLOGENEIC T CELL/VIRAL VECTOR/PLURIPOTENT STEM CELL PLANT	06-Apr-2022	50,000,000 USD	Owner Review of Issue (P2)

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