

**Project Name** ALAMEDA CLINICAL & COMMERCIAL SCALE CELL THERAPY PLANT C[PEC Activity Diagram](#)**Industry Code** 13 Pharmaceutical & Biotech**Project Type** Renovation**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** 16-Jun-2021**Initial Release** 16-Jun-2021**Environmental** Air (A) Water (W)**Construction Labor Preference** Union, Non-Union**Operations Labor Preference** Non-Union**Square Footage**  
**Existing Sq. Ft.** 92,000 Sq. Ft.  
**Retrofitted/Renovated Sq. Ft.** 47,000 Sq. Ft.**Plant Owner** Senti Biosciences Incorporated**Plant Parent** Senti Biosciences Incorporated**Plant Name** Alameda Clinical & Commercial Scale Cell Therapy**Unit Name****Plant ID** 3464554**Location** 1430 Harbor Bay Parkway, South Loop Center Building B**Phone** +1 510 520 8691**City/State** Alameda, California 94502 U.S.A.**Zone/County** CA\*03, Alameda**Project Responsibility Project Company****Project Contact****Project Director** Senti Biosciences Incorporated  
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393 East Grand Avenue  
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393 East Grand Avenue  
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[Tel.] +1 650 416 5609  
[E-Mail] mnorrdin@domebuilds.com ; [LinkedIn] mike-norrdin-8b9a2b80**PEC® Timing** P1**PEC® Activity** Preliminary Design**Project Probability** Medium (70-80%)**Scope** Senti Biosciences Incorporated with T3 Advisors (Owner's Rep), Dowler-Gruman Architects (DGA) and Dome Construction performs Preliminary Design for Brownfield Clinical & Commercial Scale Cell Therapy Plant (Phase II). DETAILS: Within newly leased approximately 92,000 sqft building, following completion of 45,000 sqft clinical-scale production fit-up (#300703342-Phase I) renovate and fit-up remaining approximately 47,000 sqft of space and equip for the single-use/flexible commercial-scale manufacturing of multiple allogeneic, or "off-the-shelf", chimeric antigen receptor (CAR) natural killer (NK) cell product candidates (including SENTI-202 for acute myeloid leukemia (AML) and SENTI-301 for hepatocellular carcinoma (HCC), which are both preclinical-stage allogeneic CAR-NK cell candidates engineered with gene circuit technologies.) REQUIRES: Building Modifications, Industrial Gas Supply and Storage, Single-Use Cell Expansion Equipment/Tanks, Single-Use NK Cell Purification Equipment, Controls (PLC/DCS), Single-use Cell Activation Equipment, DNA Sequencing/Gene Editing Equipment, Vial Washers, Cryopreservation Equipment, Single-Use Bioreactors, Water-For-Injection System/Loops, Cleanrooms (ISO 5-ISO 8/Class 100-100,000), Clean Steam Generators, Aseptic Filling Equipment, Bar Coding/Scanning/Labeling Equipment, Chromatography Columns, Isolator Boxes, Water Purification System Tie-Ins, Electrical Panel Upgrades, Packaging Equipment, Conveyors (Roller/Belt), Freezers, Refrigeration, Pumps, Motors, Valves. ENVIRONMENTAL: (A) HEPA Filtration System, Dust Collectors; (W) Pre-Wastewater Treatment System Tie-Ins.**Schedule** Senti Biosciences Incorporated with T3 Advisors (Owner's Rep), Dowler-Gruman Architects (DGA) and Dome Construction continues with Preliminary Design through 4Q22 (Oct). Upon favorable market conditions, commercialization needs and final corporate approvals, Senti Biosciences with Dome releases any remaining Equipment RFQs plus Subcontractor Bid Documents 1Q23 (Jan)-4Q23 (Oct). Tentative Construction Kick-Off 1Q23 (Feb-Mar). Project Completion 1Q24 (Mar). \*\*NOTE: Timelines are tentative.\*\***Project Milestones**

AFE 202209

Sub Bid Doc 202301

Completion 31-Mar-2024

Precision QUARTER

Equip RFQ 202301

Kick-Off 202302

Kickoff Slippage 0 Months

Duration 14 Months

Engineering

Contracting

Electrical

Environmental HVAC

Instrumentation Mechanical Structural

<b>Project Key Needs</b>			Control Room	Process Equip	Heat Transfer
	Instrumentation	Electrical	Mechanical	HVAC	Storage
	Piping/Fittings	Insulation/Coatings	Environmental		Valves
			Batch Process		Packaging
<b>Matter Phase</b>		Material Handling			Solid
<b>Energy</b>		Liquid			Generator
<b>Buy</b>					
<b>Sell</b>					

Plant Standard Contacts			
Functional/Actual Title	Contact Name/E-mail	Telephone/On-site	QC Date/LinkedIn ID
<b>Plant Manager</b>	Philip Lee	[Phn.] +1 510 520 8691	Jan-2022
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