



**FOR IMMEDIATE RELEASE**

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**Lankford Selected to Build New \$115 Million Research Facility  
for San Diego Consortium for Regenerative Medicine**

*California Institute Supporting Expanded Research Facilities,  
Collaborative Approach for Advanced Stem Cell Research*

SAN DIEGO – Lankford & Associates, Inc., one of the West’s leading full-service developers, today announced its team has been selected by the San Diego Consortium for Regenerative Medicine (SDCRM) to build the organization’s new \$115 million research facility on Torrey Pines mesa at the corner of North Torrey Pines Road and Torrey Pines Scenic Drive in La Jolla.

Lankford & Associates is the managing member of the team, Lankford/Phelps Consortium, LLC, a partnership with Phelps Development, a wholly-owned subsidiary of Hensel Phelps Construction Co.

SDCRM, a nonprofit organization comprised of University of California San Diego, the Burnham Institute for Medical Research, the Salk Institute for Biological Studies and the Scripps Research Institute was created in 2006 to expand San Diego's collaborative work in stem cell research. The California Institute for Regenerative Medicine (CIRM) last week awarded the local consortium a \$43-million-grant to help create the new research facility that will enable the collaborative science required to accelerate progress in stem cell science and medicine.

“The San Diego Consortium for Regenerative Medicine will be one of the premier research facilities in the country, providing a single location for four of the nation’s leading research institutions to collaborate on medical advancement,” said Rob Lankford,

president of Lankford & Associates. "The site is in the heart of San Diego's biotechnology cluster, one of the most important in the world. We look forward to creating an unequalled research environment where the consortium can pursue creative and collaborative approaches to solving so many unmet medical needs through the promises of stem cell research."

The 135,000-square-foot, four-story building with basement will be built on 7.5 acres on Torrey Pines Mesa, across the street from both the Salk Institute for Biological Studies to the south and UCSD to the east. Burnham and The Scripps Research Institute are less than a mile away on North Torrey Pines Road. Construction is slated to start in first quarter 2009, with completion expected within approximately 18 months.

The new facility will include innovative architectural elements and mechanical systems to drive collaboration and scientific productivity. Jeff Olson of Denver-based Fentress Architects, the project's executive architect, said that the most important challenge of the SDCRM project relates to collaboration.

"The mere fact that the consortium includes four institutions the caliber of Salk, Scripps, Burnham and UCSD provides the impetus," Olson said. "The design of the facility needs to respond by presenting opportunities for interaction, collaboration and cross fertilization among the building's occupants, as well as with the greater research community."

Olson added the project will also be designed for a LEED Gold designation, providing for optimal functionality and operations.

"LEED-Gold is achievable by making maximum use of natural light and ventilation and employing creative energy solutions," said associate architect Robert Davis of San Diego-based Davis Davis. "Water will also be conserved and recycled where possible. We will also utilize materials that are replenishable or renewable and non-toxic and non-polluting, plus incorporate several other design features required in creating a green building."

In addition to Lankford & Associates, Fentress Architects and Davis Davis Architects, the development team includes: general contractor Hensel Phelps Construction Co.; landscape architects Civitas, Inc.; lab programmer Jacob's

Consultancy-GPR; structural engineer Hope Engineering; civil engineer Project Design Consultants; MEP engineer X-nt; and Geotechnical Geocon, Inc.

“We’ve assembled a team that brings an unrivaled amount of expertise, companies that have collaborated with one another in various capacities to create exemplary laboratory facilities throughout the country,” said Mary Pampuch, executive vice president of Lankford & Associates and project executive. “We’re excited about moving the project forward and contributing to the nation’s scientific advancement in stem cell research.”

While requirements for lab space are typically straight forward, Davis notes that the unique nature of the SDCRM consortium makes this project unusually rich with opportunities to create spaces to foster innovative collaboration and benchmark scientific discovery.

"Rather than thinking of scientists in isolation -- at his or her bench in the lab or in the office on the computer, we have planned places of interaction between the different dedicated work areas," Davis said. "The goal is to create an environment that can energize the mind, create community and sow seeds of cross-fertilization between the scientists."

The CIRM Institute will significantly expand the research capabilities of SDCRM member institutions and the overall capacity for stem cell research in San Diego and throughout California. The SDCRM outlined in its proposal that the purpose of the new facility is to bring together basic, translational, and preclinical research teams in a space that can enhance and facilitate such collaboration to: (1) develop creative approaches to medical problems, (2) invent the next generation of tools and instrumentation, (3) recruit and train the next generation of scientists whose approach to problems will be similarly interdisciplinary, and (4) inform and educate the public about our scientific and medical progress and aspirations.

Louis Coffman, vice president of SDCRM feels that Lankford & Associates is a great choice.

“They have demonstrable expertise borne of their substantial experience in pulling together the resources required to successfully complete projects of scale and scope similar to ours.”

Lankford & Associates has extensive experience in constructing biomedical facilities, having built the Scripps Research Institute’s 112,000-square-foot facility and the 82,000-square-foot Depotech Biopharmaceutical, now the SkyePharma building, in La Jolla. The company worked with Davis Davis Architects and Hensel Phelps Construction Co. on both projects. Fentress Architects also has a strong portfolio of biomedical labs and an ongoing working relationship with GPR Jacobs, the team’s lab planner.

In addition to its biomedical portfolio, Lankford & Associates has been involved in developing premiere Class A office buildings throughout the West over the last 30 years. In 2005, the company completed Broadway 655, Downtown San Diego’s first Class A office building constructed in over 15 years. The company is also currently working on several mixed-use projects in Downtown San Diego: Smart Corner, a signature mixed-use, Transit Oriented development, consisting of two structures; a 19-story residential tower and a mid-rise, 5-story office building with ground-floor retail; and Lankford is co-developer on the Lane Field project, a premier development on 5.69 acres of waterfront property at the former Lane Field site. The project will feature a hotel, boutique restaurants and fashionable retail shops with construction set to begin later this year.

### ***About Lankford & Associates***

Lankford & Associates, Inc. was established in 1982 and has grown to become one of the West’s leading full-service development firms. Lankford is renowned for creating and managing innovative commercial and public sector projects that fulfill customer needs. Lankford office buildings include award-winning, Class-A structures in San Diego’s Golden Triangle, Sacramento, Oakland, and Denver. Other successful projects are the downtown San Diego Hall of Justice, research and development facilities for The Scripps Research Institute and SkyePharma in San Diego, and the \$78-million, two-phase Nokia Product Creation Center in Poway. Lankford has also established a record of completing projects on or ahead of schedule and under budget. For more information, visit [www.lankfordandassociates.com](http://www.lankfordandassociates.com).

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