FROM LIVED EXPERIENCE TO A COMPANY

A place to build the future of bio.

I spent six months living on the eight acres I own in Wawarsing, New York.

That is where the rudiments of RegCo emerged: a place where people could afford to stay, share tools and build difficult things together.

Stromalytix is the immediate company: software and robots for engineered tissues. The campus must help the team deliver more useful experiments per dollar.

WAWARSING / ARCHIVE PHOTOS, 2024

From my land-development records. The campus remains a development ambition.

TODAY · 40-ft trailer/container · driveway · 1 acre cleared · street power · perc tests complete

One purpose. Three pieces of the build.

Help a small team turn a biological question into a repeatable experiment and an inspectable result.

SYSTEMLENS

Coordinate the work.

Agent coordination and context software I built and sell. The foundation I am adapting to scientific workflows.

SOFTWARE + IMPLEMENTATIONS

STROMALYTIX

Make the experiment.

Research, parameter records and simulation workflows for tissue engineering. Printer conversion and biological validation are next.

RESEARCH PROTOTYPE

WAWARSING

Support the team.

A proposed home for workshops, qualified lab space, training and optional housing. Land and early site work exist today.

LAND + DEVELOPMENT PLANNING

Research → design → simulate → fabricate → measure

The loop I am building toward. The models run separately today; robot control and biological verification remain to be completed.

The customer buys useful evidence: which material and process produce a tissue model that meets the requirements of their assay.

WHY A CAMPUS COULD MATTER

Make good work easier to repeat.

These are operating hypotheses to test as the team grows. The amenities have to serve the people and the work.

DESIGN CHOICE	PRACTICAL BENEFIT	MEASURE IT
Shared tools + space	Spread equipment and setup costs across active projects; reduce duplicated purchases.	Equipment use → cost per accepted experiment.
Engineers + biologists nearby	Troubleshoot machines, materials and assays together; make practical skills easier to teach.	Less rework and training time → delivery cost.
Optional housing + shared life	Lower personal living costs and commute friction for people who choose it; make joining the team more feasible.	Acceptance and retention → hiring cost; employee savings.
Nature, art + exercise	Give people reasons to enjoy staying and ways to recover from demanding work.	Retention → replacement cost; test within a set budget.

Customers: more consistent evidence and predictable delivery. Patients: the long-term goal is better drug-safety decisions, after the models are validated.

Employee choice is part of the design: optional residence, privacy and time away from work.

A workcell has to earn its footprint.

The proposed advantage: less setup, transfer and hands-on time per QC-passing experiment at sustained utilization.

What shared labs already provide

BioLabs: private labs, shared equipment, EHS and purchasing support.

LabCentral: AI BioHub and automated sample preparation.

SOSV: wet labs and liquid handling; SF also lists 3D printing.

Shared access can win on startup time and low utilization.

Where our layout could win

A permanent robot workcell beside a separated fabrication shop could shorten fixture changes, transport and troubleshooting. Wet-lab and imaging access would complete the physical workflow.

Verify footprint, utilities, service clearances, control-system access and operating permissions against a quoted private suite. No provider rejection or measured advantage is established.

COST PER QC-PASSING EXPERIMENT = ANNUAL FIXED COST / ACCEPTED VOLUME + VARIABLE COST

Illustrative only: rental $120k/year + $400/experiment; campus $240k/year + $200/experiment.

At 300/year: rent $800, campus $1,000. At 600: both $600. At 1,200: rent $500, campus $400.

Match QC; include annualized capital, staff, owner labor, utilities, EHS, maintenance, travel and failures. Test achievable capacity and startup cash needs. No actual prices or savings claimed.

BioLabs LabCentral SOSV facilities Cost model + fit assessment →

The company has to earn the campus.

Product revenue should scale through reusable software, protocols and equipment—not require a new campus for every customer.

01 / PROVE THE PRODUCT

Now / Blueprint

Convert the printer. Measure repeatability. Work with a qualified lab. Deliver an evaluation a customer pays for.

02 / PROVE THE SITE ECONOMICS

Small first phase

Establish approved uses, utility and housing capacity. Compare quoted costs with rented space or partner-lab access.

03 / EXPAND WITH USE

Demand first

Add space when committed team use and customer work justify it. Track utilization, delivery cost and cash runway.

An SF start. A possible New York base.

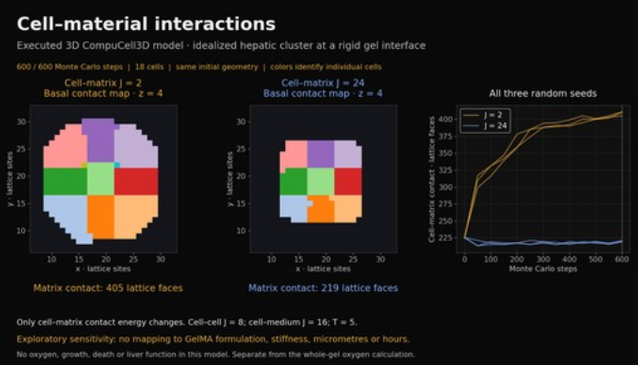
Blueprint offers the hardware facilities and builder community to accelerate the next proof. Longer term, Wawarsing could connect a focused build site with New York’s life-science network and the region’s international airports. Ground travel remains part of the cost.

Investor case: repeatable customer value, better unit economics and retained talent. Property use needs explicit terms; ownership alone is not a company asset or a return forecast.

I have started with what I can build myself.

MY DONOR PRINTER

Free. Carried 30 city blocks in the rain. Conversion next.



EXECUTED CC3D RUNS

Generic-cell mechanism demo with saved results and replay checks. Not a validated tissue model.

Open the simulations + run evidence →

I have made silk gels from raw cocoons, printed and cultured cell-containing constructs, contributed to commercial bioprinters, and shipped tissues. This is the next system I want to build.

I make art, too.

Selected work from my store designs. I want a place where technical and creative people can do ambitious work and enjoy being there.

Product walkthrough + laboratory plan →

Parameter library →

Personal work + background →

Regional context: NY life sciences

Blueprint facilities