

Innovation Park
Collins Building Study - **Part Two**



SCHEMATIC DESIGN STUDY | LEASABLE OFFICE FACILITY FOR BUSINESSES | 7.27. 2017

Part Two—Purpose

- The Leon County R&D Authority/ Innovation Park commissioned Architects Lewis + Whitlock to supplement a study of the Collins Building. Part one of this study consisted of a building assessment and schematic design study to convert the Collins Building (at Innovation Park) into a facility for start-up businesses. Part Two considers a circumscribed approach to the design as well as a cost projection for recommended renovations. This portion of the study references and is supplemental to Part One as previously issued.

Part Two—Analysis and Conclusion

Analysis of the information AL+W has gathered relative to the Collins Building has led to the following general recommendations for improvements to the Collins Building and space planning considerations for Part Two of this study. The following items comprise the base cost estimate for renovations:

Site:

1. None

Building:

1. Restroom renovation is necessary to meet accessibility standards
2. Minimal Renovations to Wet Lab Facility. Include fume hoods, and minor gas piping in addition to partitions, lighting reuse and repaired finishes.
3. Minor repartitioning for offices, meeting room, and kitchen. Includes partitions lighting and controls, and finishes.
4. Remainder of office space will receive new paint, flooring and ceiling tiles
5. The east end of the building will be renovated to gray space to be built-out by future effort.
6. Men's and women's restrooms with 2 fixtures each will be included for the east end tenant space.
7. Provide fire sprinkler system as required by building code.
8. The existing HVAC system will be utilized in its current condition.
9. The existing electrical system will be retrofitted and supplemented as needed to provide for revised occupancy.
10. Fire alarm system will be added
11. Data cabling will be provided for the west end of the building

Part Two—Schematic Design Summary

The program will be a leasable office building occupying 23,000 SF of the Collins Building, located in Innovation Park. Also occupying this building is the Florida Kitchen, leased through 2022. All finishes to be replaced. A professional look is to be achieved. There will be an open lounge / kitchen. Leasable space is to be maximized.

The south entrance provides a professional atmosphere to greet visitors. It includes a small reception area. The space is flanked by offices. It provides direct access to the large meeting room at the west end of the building.

The north entrance will be maintained to provide for materials and equipment to enter the building as well as being the primary entrance for tenants and staff.

There are +/-20 offices that may be leased or utilized by staff.

The wet lab space remains in its current location on the north side of the building. It is divided into four labs and. One of the spaces should be fitted out for shared use. The remainder should be provided with the basic requirements for leased lab space.

The eastern end of the building is connected to the west by a corridor and will have new restroom facilities. The remainder of the space is open and unfinished.

Fire Protection

- NFPA 45 is the standard that addresses the requirements for the protection of life and property through prevention and control of fires and explosions involving the use of chemicals in laboratory-scale operations. It is designed to control hazards and protect personnel from the toxic, corrosive, or other harmful effects of chemicals to which personnel might be exposed as a result of fire or explosion. Laboratory classifications are based on the quantities for flammable and combustibles present in the space. The applicability of NFPA 45 should be addressed early in the project concept development. An automatic fire sprinkler system is proposed for this project.

HVAC

- Existing HVAC systems serving the facility consist of several split system heat pumps ranging in size from approximately two to 5 tons. The majority, if not all, of the systems were replaced in or about 2011 and appear to be in sound working order with at least half of their expected useful life remaining. Outdoor condensing units are located at ground level around the perimeter of the building. Indoor air handling units are suspended above the lay-in ceilings. A preliminary understanding of the HVAC zoning has been provided in previous documents.
- It is reasonable to expect that the existing HVAC systems could serve the general office areas and core circulation spaces with minor modifications.
- The existing laboratory fume hoods do not meet current environmental health and safety standards and should be replaced

Plumbing

- The building is served by a 2 ½" water service and a 4" sanitary main, both are fed from the north to utilities along E Paul Dirac Drive. The plumbing systems capacities seem to be adequate to serve the facility, however ADA and cosmetic upgrades should be considered.
- Caustic or corrosive drainage generated in the wet lab and other area should be captured and/or neutralized by point of use neutralization traps to reduce the need for large central acid waste drainage system and neutralization tanks. This is not included in the cost estimate.
- Other piped systems including compressed air, vacuum and pure water can be generated at larger, shared central equipment and piped throughout the facility or smaller benchtop (or similar), loose equipment could be provided to generate these services only when and where needed. This is not included in the cost estimate.
- Emergency shower/eyewash safety stations should be located convenient to any activities that may present risk of contact hazard. These can be included within an equipment budget and is not included in the cost estimate.

Low Voltage Systems

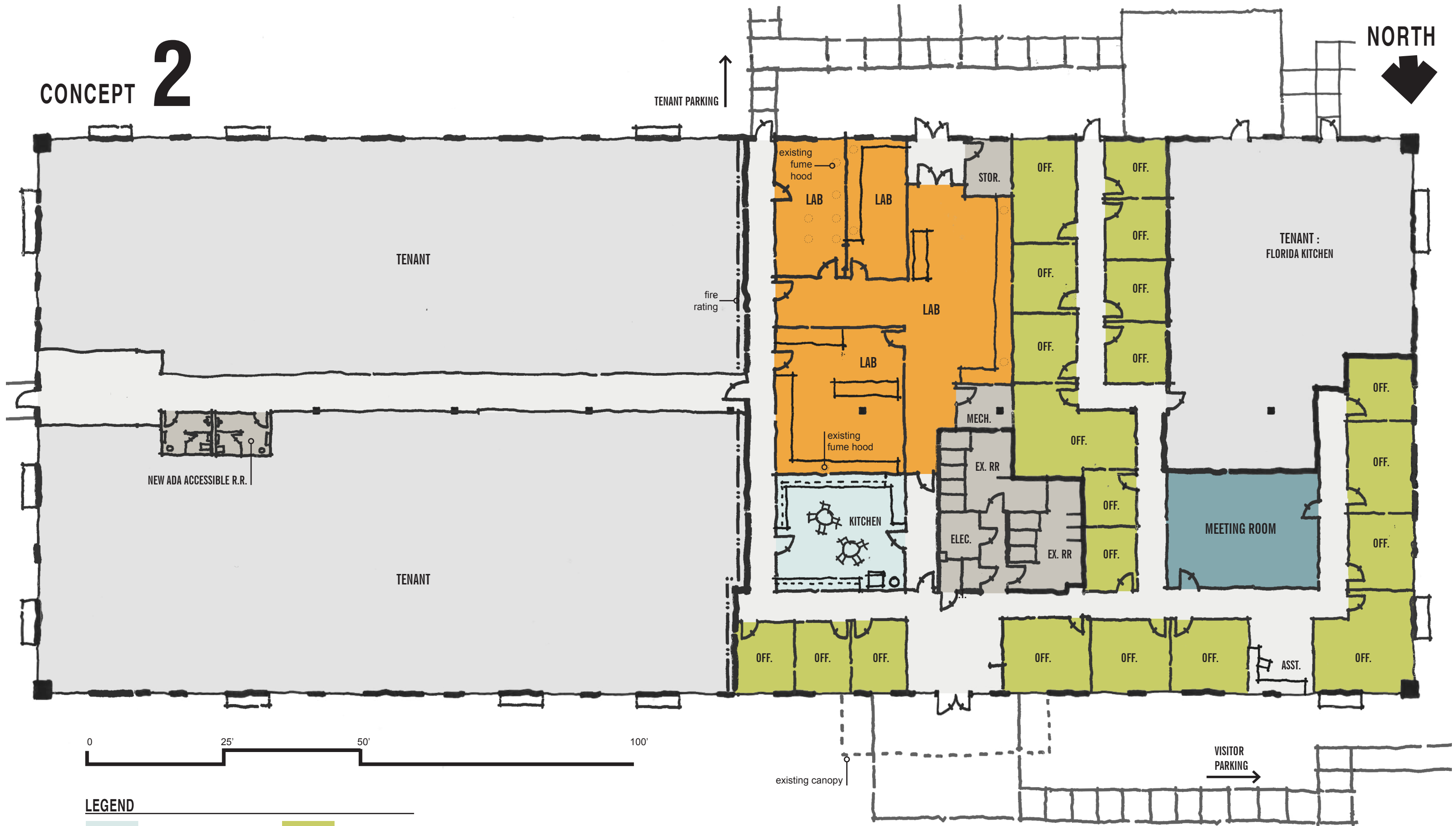
- The data wiring is free-wired above the existing lay-in ceiling. Server rooms do not appear to meet the current server room shutdown code requirements. Repairs are not included in the cost estimate.
- There is no central fire alarm system. If the occupancy remains under 100 a fire alarm system is not required however it may be desired. The existing air handling units have their required smoke detectors. Code required monitoring of these detectors appears to be provided. This is not included in the cost estimate.

Electrical

- The existing electrical service is 277/480 volt, 3 phase, 4 wire with a 600 amp main under one electric meter. The service size is adequate for the current business occupancy.
- There is no emergency generator or emergency distribution system serving the building nor is one recommended or proposed.
- Interior LED lighting is becoming industry standard and is recommended to increase energy efficiency and reduce the maintenance demands of lamp replacement. Industrial type light fixtures should be provided in the shop, manufacturing and assembly areas while architectural volumetric fixtures are proposed for the general office and circulation areas. Architectural feature lighting could be envisioned in the reception and gathering areas. Automatic lighting controls such as vacancy sensors will be required by code in areas where those controls would not pose a hazard. Emergency egress lighting could be provided with an emergency lighting battery inverter to further reduce maintenance demands when compared to individual battery powered fixtures.
- Along with other life safety components, a new fire alarm system is anticipated.
- Cabling and conduit systems for telecommunications will be necessary and the existing telephone room should be enlarged to accommodate the facility's new demands.
- An area wireless network is not anticipated.

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CONCEPT 2



LEGEND

	KITCHEN 520 SF		OFFICE (20 EA.)
	MEETING ROOM 610 SF		TENANT
	LAB 2250 SF		STORAGE / RR / MECHANICAL

Collins Building Schematic Concept Diagram

Architects Lewis + Whitlock

COST PROJECTION

COLLINS BLDG. PLANNING STUDY PART TWO
Leon County Research and Development Authority
AL+W Project No. 17313

	UNIT COST	SF	TOTAL
General Conditions			
1 Demolition - Full east end demolition and selective demolition at west end of facility	8	14000	\$112,000
2 Seal attic space to limit moisture infiltration. (seal eave and gable vents, repair roof level insulation.)			\$40,000
Total			\$152,000
West End			
1 General Renovations	40	8000	\$320,000
2 Restroom Renovations	250	575	\$143,750
3 Kitchen	150	200	\$30,000
Total			\$493,750
Includes: selective repartioning, standard finishes, millwork at kitchen/ reception (MEP included below)			
East End			
1 General Renovations (gray space)	5	12500	\$62,500
2 New restrooms in tenant space	250	160	\$40,000
Total			\$102,500
Includes: restroom, repartioning and repairs to exterior walls			
Laboratory Space			
1 Laboratory Renovations	100	2200	\$220,000
2 Fume Hoods	30000	2	\$60,000
Total			\$280,000
Includes: repartioning, lighting relocation and finishes			
Mechanical, Electrical, Plumbing, Fire Protection			
1 HVAC - inspection and minimal reconfiguration			\$50,000
2 Electrical-inspection and minimal reconfiguration			\$125,000
3 Fire Sprinklers			\$115,000
4 Fire Alarm			\$50,000
Total			\$340,000
Minimal modifications to HVAC, electrical service, lighting. New fire sprinkler system. (Plumbing included in renovation items) Fire alarm, and limited data cabling is included in cost estimate.			
Total Construction Cost			\$1,368,250
Project Costs			
1 Professional Fees			\$95,778
2 Continency (10%)			\$136,825
Total Project Cost			\$1,600,853

