Leon County Research and Development Authority
NFIL Oversight Committee Meeting
Collins Building Seminar Room
2051 East Paul Dirac Drive
Tallahassee, FL 32310

March 24, 2021
8:00am to 9:00am

Agenda

The meeting will be live streamed on our Facebook page at: https://www.facebook.com/InnovationParkTLH. Due to the ongoing Coronavirus/COVID-19 pandemic, anyone wishing to address the Committee may appear in person (attendance in the room may be limited) or submit written comments by 9:00am the day before the scheduled meeting date so that the comments can be distributed to the committee members. Comments submitted after this time (up to the time of the meeting) will be accepted and included in the official record of the meeting. Email comments to: publicinput@inn-park.com and reference the meeting title and date in the subject line. Include your name and contact information. All times are approximate.

1. Call to Order

2. Introduction of Guests

3. Approval of Participation by Electronic Means (if needed)
   In accordance with the Bylaws, there being a quorum of members present in person, the members of the Board present in person are required to approve participation by those participating via Electronic Means acknowledging that the COVID-19 pandemic constitutes extraordinary circumstances.

4. Modifications to the Agenda

5. Public Comment
   Any public comment received prior to the meeting will be provided to the Board members in addition to any in-person public comment.

6. NFIL Oversight Committee Charter Review and Discussion (Attachment A)
   The committee will review and discuss the committee charter and the roles and responsibilities of the committee members and staff.

7. NFIL Oversight Committee Policies and Procedures (Attachment B)
   Staff requests approval of the attached policies and procedures for the oversight of the NFIL construction project, along with any committee recommended changes.

8. Project Update (Attachments C1-C3)
   a. Schedule Review
   b. Cash Flow Projection
   c. Facility Program

9. New Business

10. Adjourn

Leon County Research and Development Authority

North Florida Innovation Labs Oversight Committee

Committee Charter

Purposes

The purposes of the North Florida Innovation Labs ("NFIL") Oversight Committee ("the Committee") are to:

1. Exercise the authority of the Board to provide oversight of the design and construction of the NFIL Incubator ("the Development");
2. Authorize any contracts, solicitations, or other documents such as permit applications, Owner's Affidavits, regulatory filings, etc., necessary to complete the Development. Contracts authorized in writing by the Committee Chair shall be executed by the Board Chair.
3. Oversee and direct staff involved in completing the Development.
4. Authorize the payment of invoices for the Development.
5. Delegate to staff any of the committee's authority it finds necessary for the efficient and effective completion of the Development while maintaining appropriate controls.

Authority

The Board of Governors explicitly delegates to the Committee the appropriate authority necessary to accomplish the purposes defined above. The Committee shall be limited to the proper expenditure of funds within the approved project budget, as well as conditions set forth in the Development's related funding partner agreement(s).

Composition

The Committee shall consist of at least three members, but no more than five, with all being a member of the Board of Governors. Non-board members may NOT serve on the Committee, but non-board members may serve in an advisory capacity. The Board Chair shall appoint its members and the Committee Chair from among members serving on the committee. The Board Chair may fill any vacancies on the Committee as may be needed from time to time.

Meetings

The Committee shall meet upon call of the Committee Chair as circumstances require. Meeting agendas will be prepared in advance, along with appropriate briefing materials. Minutes will be prepared for approval. Meetings will be conducted in accordance with provisions of Florida's Sunshine laws. Actions taken by the Committee shall be reported at the next meeting of the full Board of Governors.

Issued: February 4, 2021

Leon County R&D Authority
North Florida Innovation Labs ("NFIL") Oversight Committee
Policies and Procedures

NOTE: This is a working draft and will be updated at the meeting.

1) Scope:

The intent of this document is to define the policies and procedures necessary to fulfill the purpose of the NFIL Oversight Committee ("Committee") which is to:

a) Exercise the authority of the Board to provide oversight of the design and construction of the NFIL Incubator ("Development").
b) Authorize any contracts, solicitations, or other documents such as permit applications, Owner's Affidavits, regulatory filings, etc., necessary to complete the Development. Contracts authorized in writing by the Committee Chair shall be executed by the Board Chair.
c) Oversee and direct staff involved in completing the Development.
d) Authorize the payment of invoices for the Development.
e) Delegate to staff any of the committee's authority it finds necessary for the efficient and effective completion of the Development while maintaining appropriate controls.

2) Oversight of Design and Construction

a) Working with the Committee Chair, the Executive Director ("ED") shall draft for Committee approval a schedule of milestones at which the Committee shall meet to provide its review and approval of Development steps taken by staff, hired consultants and contractors.
b) Meetings of the Committee shall be held at the call of the Committee Chair.
c) Meetings of the Committee shall be subject to Sunshine Law including public notice requirements.
d) Non-committee members of the Board of Governors of the Authority shall be invited to attend meetings but will not be voting members.
e) Actions taken by the Committee shall be reported to the full Board.

3) Authorization of Contracts, Solicitations, or Other Documents

a) Solicitations
   i) Staff shall follow current Purchasing Policy 11-03 ("PP11-03") regarding any solicitations, as well as any grant requirements. The Committee may exercise the authority of the Board to review and approve any solicitations that PP11-03 requires.
b) Contracts
   i) For contracts requiring Board approval by PP11-03, staff will negotiate all contracts consistent with approved solicitations, and present to the Committee for its review and approval.
   ii) The Committee Chair shall sign a resolution indicating approval of any contract by the Committee. The resolution shall be forwarded with the contract to the Board Chair for contract signature.
c) Other Documents
   i) The Committee delegates to the ED the authority to execute documents necessary for permitting, Owner's Affidavits, regulatory filings, and other documents typically necessary in the ordinary course of business required to complete the Development that is not a solicitation or contract and does not change the Authority's ownership rights in its property.
   ii) Upon execution of Other Documents, the ED shall immediately email an electronic copy to members of the Committee.

Leon County R&D Authority
North Florida Innovation Labs ("NFIL") Oversight Committee
Policies and Procedures

4) Payment of invoices for the Development

   a) The ED shall review and approve all invoices for payment and indicate so by signing and dating the face of the invoice.
   b) For invoices greater than $10,000, an electronic copy of the approved invoice shall be submitted via email to the Committee Chair along with an updated budget vs. actual report reflecting the invoices to be paid. The Committee Chair shall indicate approval via email to the ED and the Talcor Director of Property Management Accounting ("Controller").
   c) Where the vendor agrees, approved invoices shall be paid via ACH from the NFIL Construction Account *(ACH authorization process TBD with the bank and vendor).*
   d) Where it is not possible to pay via ACH, checks shall be paid from the NFIL Construction Account and signed consistent with the requirements of the current "Internal Controls and Accounting Policy".

5) Delegation of Authority

   a) The ED is delegated all authority described herein in addition to all authority delegated by contract, the Authority Bylaws, and other Board policies and procedures.
   b) Emergency Actions
      i) Emergency Actions are defined as any action necessary to avoid significant delay or additional expense related to the Development as determined in the sole discretion of the Committee Chair.
      ii) The Committee Chair is authorized to take Emergency Actions between meetings of the Committee where a meeting cannot be scheduled with the required public notice in time after a good faith effort.
      iii) Description of the Emergency Action taken by the Committee Chair, and justification for the action, shall be communicated via email by the ED to members of the Committee within 24 hours of the action.

North Florida Innovation Labs
PROJECT SCHEDULE
February 24, 2021

2021

Feb	04	LCRDA Contract Approval
	11	Architects NTP / Programming Kick-Off (4 weeks)
		Site Survey Start
	17	Programming Workshop 2
	24	Programming Workshop 3
Mar	02	Programming Workshop 4
	05	Survey Complete
	12	Draft Program Submittal
	15	Begin Schematic Design (SD) Phase (3.5 weeks)
	24	SD Workshop 1
	31	SD Workshop 2
Apr	07	SD Design Submittal/ Owner Review
	08	Begin Design Development (DD) (12 weeks)
	TBD	DD Client Meetings
Jul	01	DD Submittal / Owner Review
		Submit COT for Conceptual Site Plan Approval
	08	Owner Review Complete
		50% Construction Document Submittal (50% CD) Kick-Off (10 weeks)
	29	COT Conceptual Site Plan Approval
		Submit NFI and Concurrency Application (COT)
Aug	26	NFI and Concurrency Application Approval (COT)
		Submit LCRDA Committee Application
Sep	16	50% CD submittal / Owner Review
	30	Owner Review Complete
		100% Construction Document Submittal (100% CD) Kick-Off (10 weeks)
Oct	26	LRCDA Committee Approval
		Submit COT Environmental Permit and NWFWMD
Dec	09	100% CD Submittal / Owner Review
Dec	13	Submit for Building Permit (8 weeks)
		COT Environmental Permit and NWFWMD Approval

2022

Feb	07	Building Permit Approval (estimated)
Mar	01	Notice to Proceed w/ Construction (18 months)

2023

Jun	30	Substantial Completion (estimated)
Sep	01	Final Completion (estimated)

North Florida Innovation Labs
Funding Forecast
3/15/2021

				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
			Contract/																				
			Budget	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22
Programming			26,950	26,950	-																		
Schematic Design			89,722		89,722	-																	
Design Development			224,306			-	-	224,306															
50% Construction Documents			179,445					-	-	179,445													
100% Construction Documents			179,445								-	-	179,445										
Bid / Permitting			44,861											44,861									
Construction Administration			179,385													8,969	8,969	8,969	8,969	8,969	8,969	8,969	8,969
Geotechnical Investigation			15,000	15,000																			
Geophysical Investigation			20,000	20,000																			
Topographic Survey			7,500	7,500																			
Structured Cable			16,600							8,300			8,300										
Record Documents			8,800																				
Life Cycle Cost Analysis			7,000					7,000															
Detailed Cost Projection			26,925					8,966		8,966			8,993										
Building Code Required			39,900																				
RF Testing			16,200																				
Furniture and Equipment			25,000									25,000											
Audio Visual Systems			12,600					6,300					6,300										
EDA Grant Administration			15,000		500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Site Design, Engineering and			77,100		7,710			15,420		26,985			26,985										
Printing Allowance			10,000		833	833	833	833	833	833	833	833	833	833	833	833							
Enhanced Field Observation			244,810													12,241	12,241	12,241	12,241	12,241	12,241	12,241	12,241
Total A/E Contract			1,466,549																				
A/E Contingency			93,926														93,926						
Total A/E Budget			1,560,475																				
Other A&E (Permits, etc)			28,000										9,333	9,333	9,333								
Site Work			1,226,851													122,685	490,740	613,426					
Construction			12,894,720																758,513	758,513	758,513	758,513	758,513
Contingencies			1,313,324																				
Total Cost			17,023,370	69,450	98,765	1,333	1,333	263,325	1,333	225,029	1,333	26,333	240,690	55,528	10,667	145,228	606,376	635,135	780,223	780,223	780,223	780,223	780,223
Cost-to-date			-	69,450	168,215	169,549	170,882	434,207	435,541	660,570	661,903	688,237	928,926	984,454	995,121	1,140,349	1,746,725	2,381,860	3,162,083	3,942,306	4,722,528	5,502,751	6,282,974
Percentage Complete				0.41%	0.99%	1.00%	1.00%	2.55%	2.56%	3.88%	3.89%	4.04%	5.46%	5.78%	5.85%	6.70%	10.26%	13.99%	18.57%	23.16%	27.74%	32.32%	36.91%
EDA Funding																					27.74%		
Draw Schedule:	% Total	% Non-Fed	Total Share																				
LCRDA	10.6286%	26.5715%	1,809,348	69,450	98,765	1,333	(498,667)	(236,675)	1,333	225,029	1,333	26,333	240,690	55,528	10,667	145,228	(393,624)	635,135	780,223	(219,777)	(2,053,294)	780,223	780,223
FSU	14.6857%	36.7142%	2,500,000				500,000	-									500,000			500,000			
OEV	14.6857%	36.7142%	2,500,000					500,000									500,000			500,000			
EDA	60.0000%		10,214,022																		2,833,517		
			17,023,370	69,450	98,765	1,333	1,333	263,325	1,333	225,029	1,333	26,333	240,690	55,528	10,667	145,228	606,376	635,135	780,223	780,223	780,223	780,223	780,223
Funding to-date:																							
LCRDA				69,450	168,215	169,549	(329,118)	(565,793)	(564,459)	(339,430)	(338,097)	(311,763)	(71,074)	(15,546)	(4,879)	140,349	(253,275)	381,860	1,162,083	942,306	(1,110,989)	(330,766)	449,457
FSU				-	-	-	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	1,000,000	1,000,000	1,000,000	1,500,000	1,500,000	1,500,000	1,500,000
OEV				-	-	-	-	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	1,000,000	1,000,000	1,000,000	1,500,000	1,500,000	1,500,000	1,500,000
EDA				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,833,517	2,833,517	2,833,517
Total			-	69,450	168,215	169,549	170,882	434,207	435,541	660,570	661,903	688,237	928,926	984,454	995,121	1,140,349	1,746,725	2,381,860	3,162,083	3,942,306	4,722,528	5,502,751	6,282,974

* Construction cost forecast will be refined following execution of construction contract

North Florida Innovation Labs
Funding Forecast
3/15/2021

				21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
			Contract/ Budget	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Dec-23	Jan-24	Total
Programming			26,950																	26,950
Schematic Design			89,722																	89,722
Design Development			224,306																	224,306
50% Construction Documents			179,445																	179,445
100% Construction Documents			179,445																	179,445
Bid / Permitting			44,861																	44,861
Construction Administration			179,385	8,969	8,969	8,969	8,969	8,969	8,969	8,969	8,969	8,969	8,969	8,969	8,969					179,385
Geotechnical Investigation			15,000																	15,000
Geophysical Investigation			20,000																	20,000
Topographic Survey			7,500																	7,500
Structured Cable			16,600																	16,600
Record Documents			8,800												8,800					8,800
Life Cycle Cost Analysis			7,000																	7,000
Detailed Cost Projection			26,925																	26,925
Building Code Required			39,900											39,900						39,900
RF Testing			16,200											16,200						16,200
Furniture and Equipment			25,000																	25,000
Audio Visual Systems			12,600																	12,600
EDA Grant Administration			15,000	500	500	500	500	500	500	500	500	500	500	500						15,000
Site Design, Engineering and			77,100																	77,100
Printing Allowance			10,000																	10,000
Enhanced Field Observation			244,810	12,241	12,241	12,241	12,241	12,241	12,241	12,241	12,241	12,241	12,241	12,241	12,241					244,810
Total A/E Contract			1,466,549																	-
A/E Contingency			93,926																	93,926
Total A/E Budget			1,560,475																	-
Other A&E (Permits, etc)			28,000																	28,000
Site Work			1,226,851																	1,226,851
Construction			12,894,720	758,513	758,513	758,513	758,513	758,513	758,513	758,513	758,513	758,513	758,513	1,517,026	-					12,894,720
Contingencies			1,313,324												1,313,324					1,313,324
Total Cost			17,023,370	780,223	780,223	780,223	780,223	780,223	780,223	780,223	780,223	780,223	780,223	1,594,836	1,343,334	-	-	-	-	17,023,370
Cost-to-date			-	7,063,196	7,843,419	8,623,642	9,403,864	10,184,087	10,964,310	11,744,533	12,524,755	13,304,978	14,085,201	15,680,036	17,023,370	17,023,370	17,023,370	17,023,370	17,023,370	
Percentage Complete				41.49%	46.07%	50.66%	55.24%	59.82%	64.41%	68.99%	73.57%	78.16%	82.74%	92.11%	100.00%	100.00%	100.00%	100.00%	100.00%	
EDA Funding						50.66%						78.16%		90.00%					100%	
Draw Schedule:	% Total	% Non-Fed	Total Share																	
LCRDA	10.6286%	26.5715%	1,809,348	(219,777)	780,223	(1,560,445)	780,223	780,223	(219,777)	780,223	780,223	(2,028,579)	780,223	385,203	1,343,334	-	-	-	(1,021,402)	1,809,348
FSU	14.6857%	36.7142%	2,500,000	500,000					500,000											2,500,000
OEV	14.6857%	36.7142%	2,500,000	500,000					500,000											2,500,000
EDA	60.0000%		10,214,022			2,340,668						2,808,802		1,209,633					1,021,402	10,214,022
			17,023,370	780,223	780,223	780,223	780,223	780,223	780,223	780,223	780,223	780,223	780,223	1,594,836	1,343,334	-	-	-	(0)	17,023,370
Funding to-date:																				
LCRDA				229,679	1,009,902	(550,543)	229,679	1,009,902	790,125	1,570,347	2,350,570	321,991	1,102,214	1,487,416	2,830,750	2,830,750	2,830,750	2,830,750	1,809,348	
FSU				2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	
OEV				2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	
EDA				2,833,517	2,833,517	5,174,185	5,174,185	5,174,185	5,174,185	5,174,185	5,174,185	7,982,987	7,982,987	9,192,620	9,192,620	9,192,620	9,192,620	9,192,620	10,214,022	
Total			-	7,063,196	7,843,419	8,623,642	9,403,864	10,184,087	10,964,310	11,744,533	12,524,755	13,304,978	14,085,201	15,680,036	17,023,370	17,023,370	17,023,370	17,023,370	17,023,370	

* Construction cost forecast will be refined following execution of construction contract

LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY

NORTH FLORIDA INNOVATION LABS BUILDING

PROGRAMMING REPORT

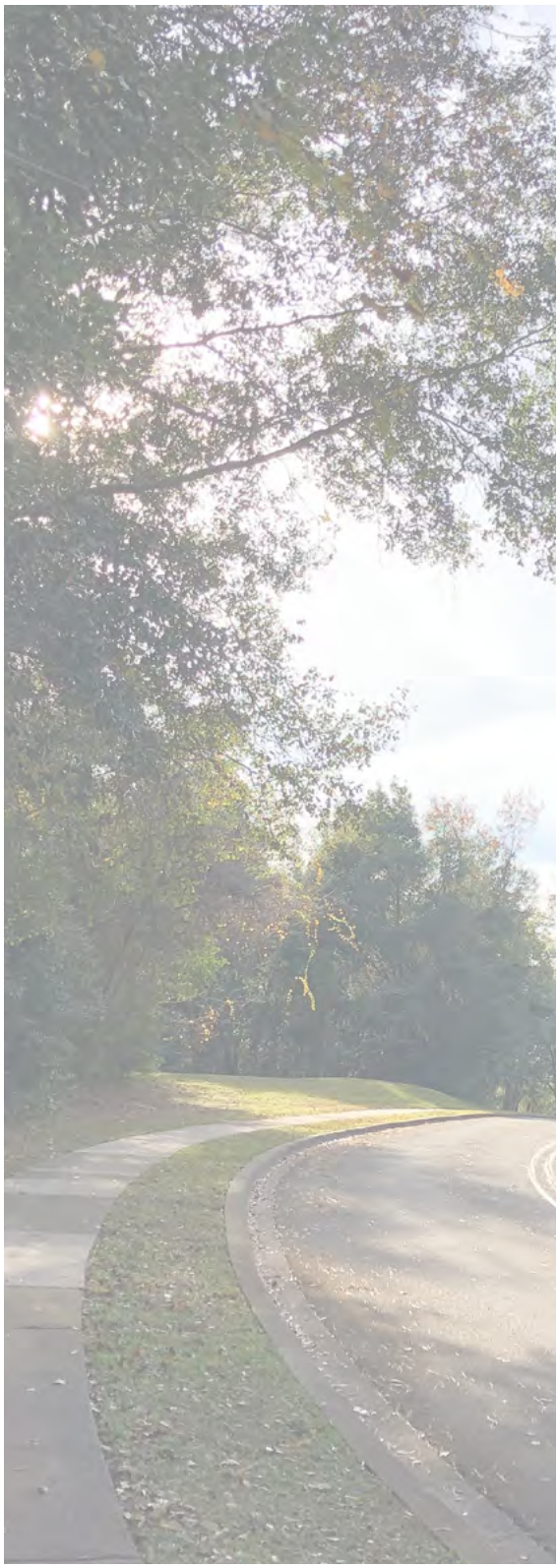
MARCH 12, 2021

INNOVATION PARK of Tallahassee + RS&H AEI Affiliated Engineers ALW Architects Lewis + Whitlock

TABLE OF CONTENTS

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY



North Florida Innovation Labs

In October 2020 the Leon County Research and Development Authority (LCRDA) was awarded a grant from the Economic Development Administration (EDA) for $10,214,022 to support construction of the North Florida Innovation Labs (NFIL), a 40,000 square foot high-tech business incubator with a total project budget of $17,023,370. The balance of the $17 million in funding is provided by a combination of funding from Florida State University, Florida A&M University, the City of Tallahassee, and Leon County. $14,119,415 of the overall budget is allocated for construction. The funding identified to date does not provide for loose furnishing or equipment. The program that follows provides for a full build-out of all desired spaces. Bid alternates will likely be required to maintain the project budget as the project moves forward through subsequent design phases to accommodate recent and continuing construction market volatility and escalation.

In general terms, the initial project brief describes the project as a one-story, 40,000 square foot high-tech business incubator located on 3.51 acres within Innovation Park. The program components are to consist of offices, collaboration space, wet and dry labs, prototyping labs with specialized shared equipment, restrooms, kitchen, conference rooms, welcome entryway, and a secure service / loading area. The purpose of this Building Program is to specifically define the types of spaces to be provided, determine the quantities of each space type, and to identify the equipment required to support each space.

EXECUTIVE SUMMARY

The programming phase of the NFIL commenced on February 11, 2021 with a kick-off meeting that included stake holders from across the Leon County area (See Appendix A for meeting minutes and attendance). This was followed by a second stakeholder meeting on February 17, 2021, and then a series of smaller group meetings consisting of the project working committee (Ron Miller, Michael Tentnowski, Mary Jo Spector, and the A/E team). Through the course of these meetings, the following concepts were identified as the primary design drivers for the NFIL:

1. The design of the building should provide for maximum flexibility and adaptability to accommodate future tenants and evolution in technology.

2. A premium should be placed on leased space to support a successful business model.

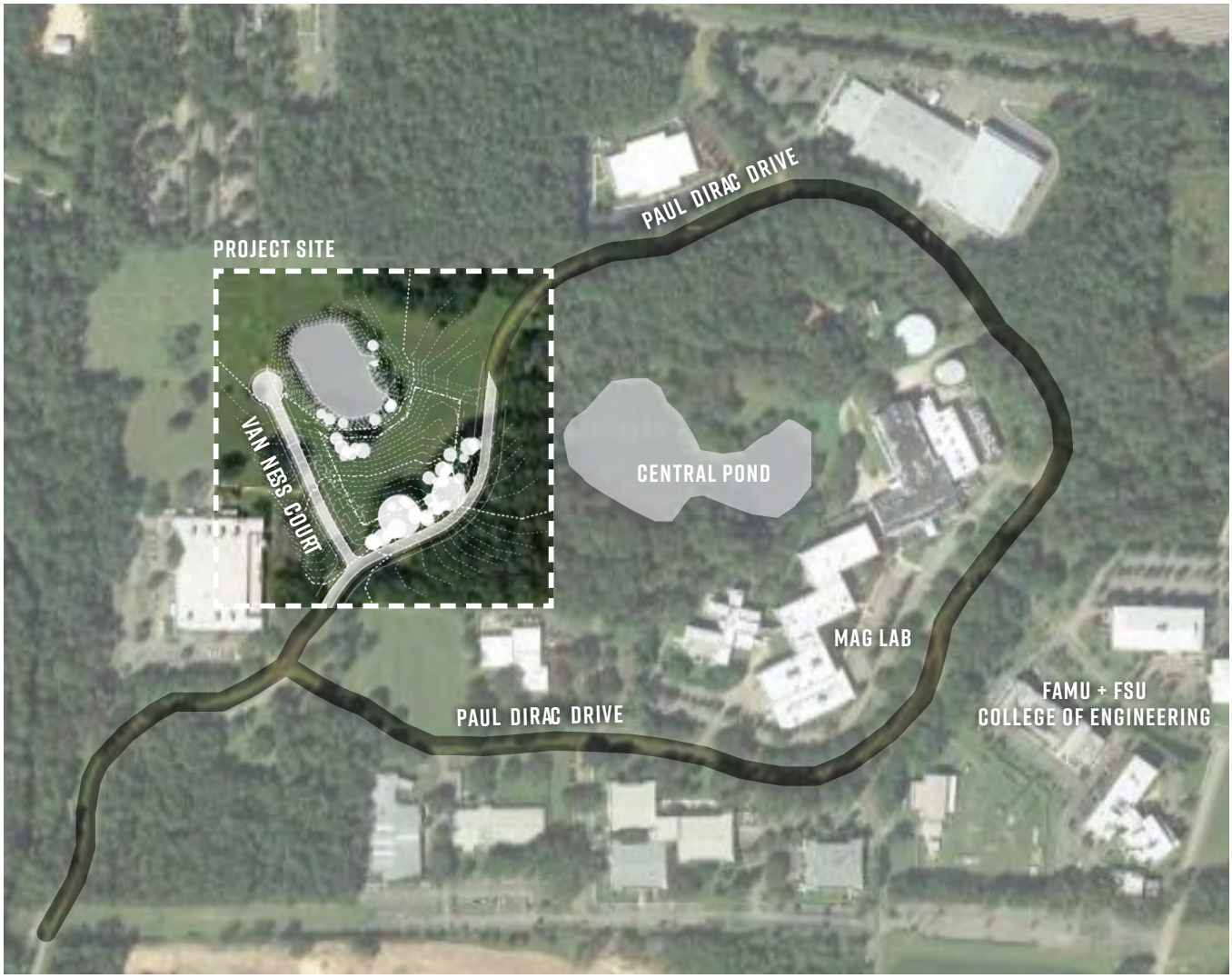
3. The building programming should support the demand in the local market for entrepreneurs in the material sciences sector.

4. The building should include mix of wet and dry labs to provide flexibility to accommodate market changes and future tenant needs.

The items outlined above have been summarized in this document to help guide the next phase of the North Florida Innovation Labs Building.

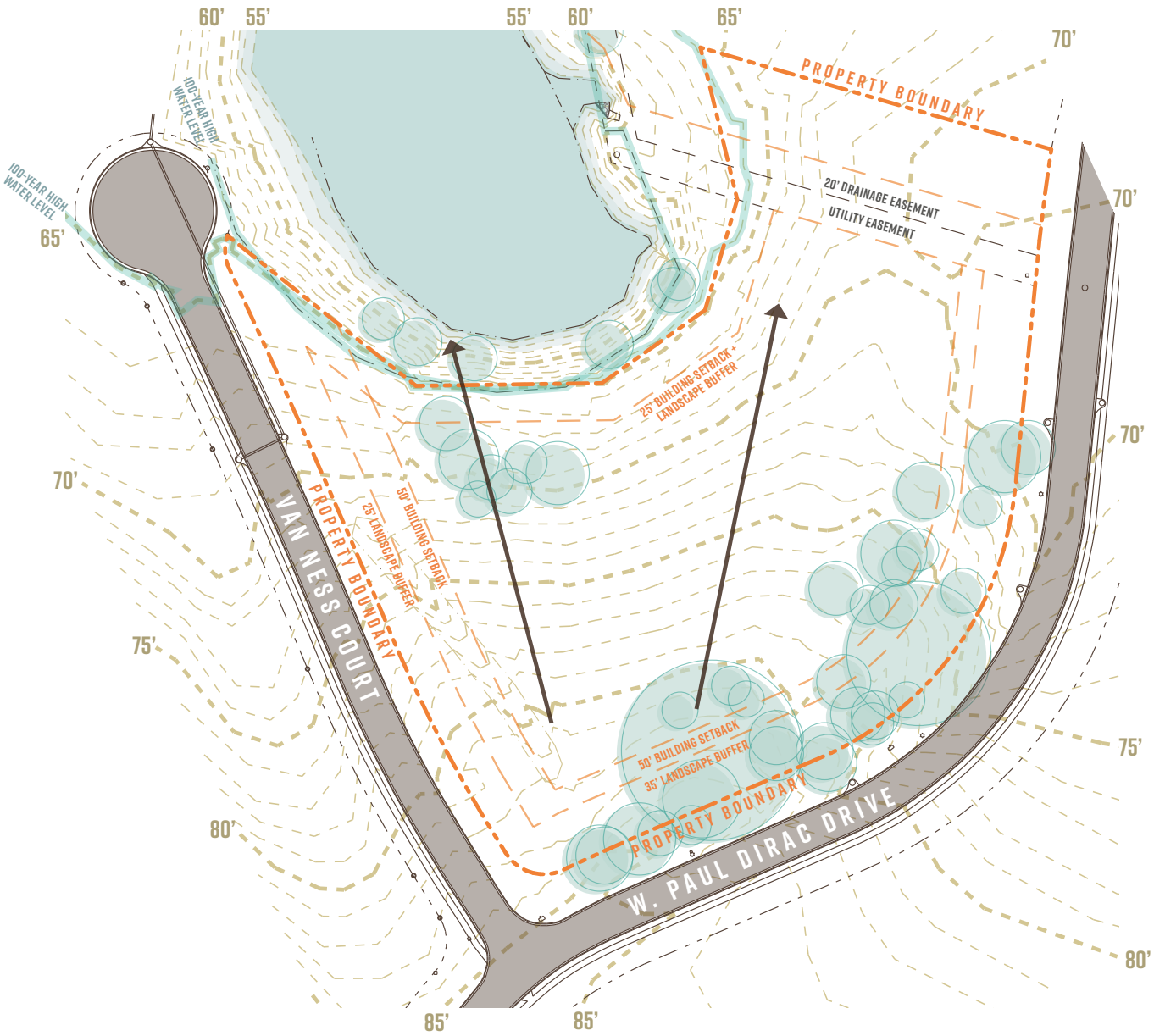
SITE DESCRIPTION + PLANNING CONSTRAINTS

SITE OVERVIEW



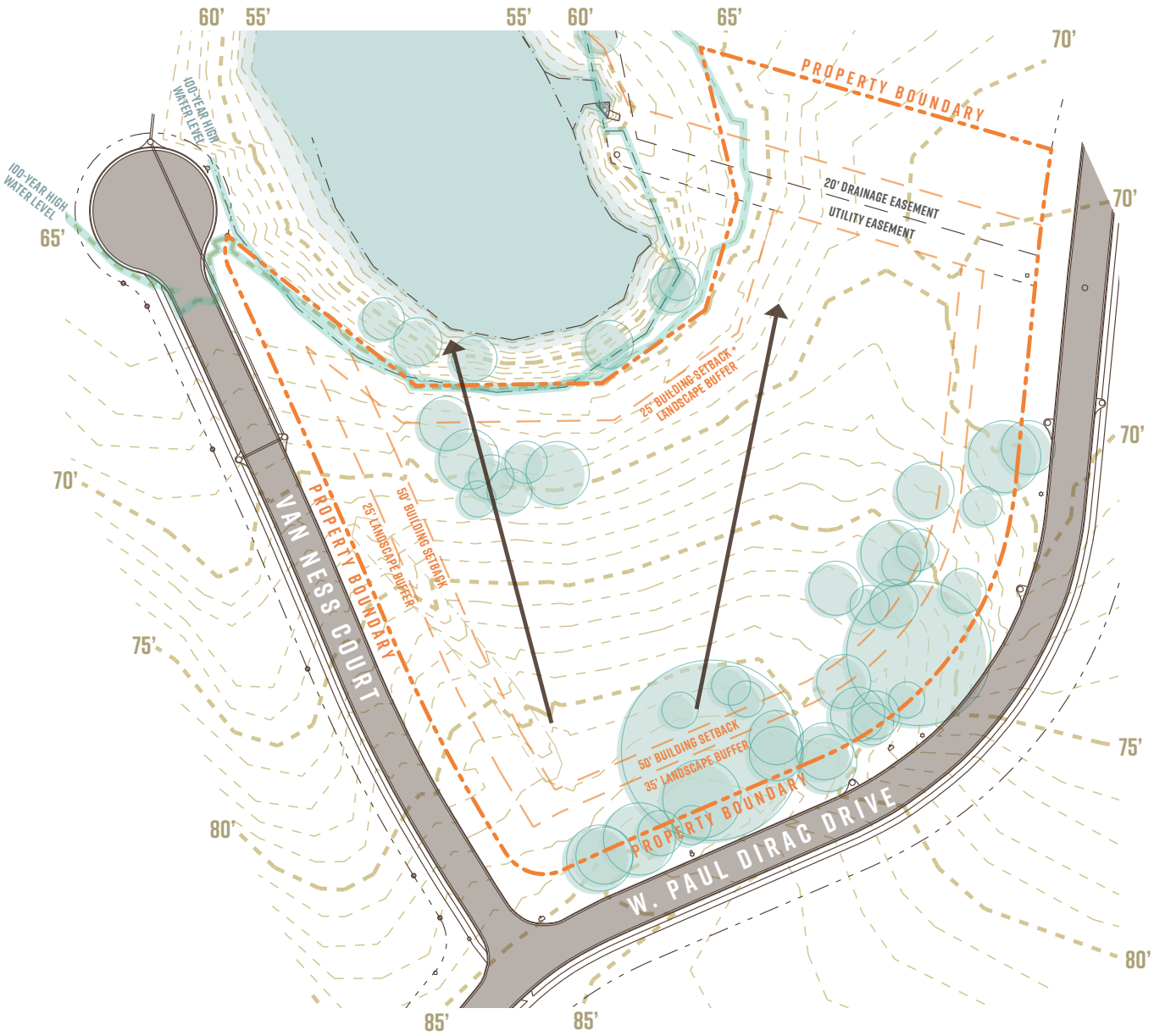
The North Florida Innovation Labs project site is located at the Northwest corner of Innovation Park at the intersection of Van Ness Court and West Paul Dirac Drive, which is the primary 'loop' roadway around the park. Within close proximity to property are several existing facilities; Florida State University's Technology Services Building to the Southwest, Arc Horizon to the East, FSU's Northwest Regional Data Center to the Southeast, and the Florida Virtual Campus Building to the Northeast. A large lake with nature walking trails is located just East of the property. A trail head across West Paul Dirac Drive allows for opportunities of future cross-connection for the new facility to the campus's abundant walking trails.

PLANING CONSTRAINTS



Pertinent information from the recently completed topographic / boundary survey has been illustrated graphically below. Specific zoning requirements require building setbacks of varying depths and landscape buffer zones (see notations) along each property line. These planning constraints will limit the extents of building footprint, parking and other site improvements in those areas. In addition, a pond located at the northwest corner of the site is currently designated as a potential karst feature. A geotechnical investigation is underway to further analyze these areas. The results of the investigation may have impacts to the area available to build or dictate a more robust foundation system.

PLANING CONSTRAINTS



There is a moderate slope across the site that provides challenges for the placement of parking, retaining walls, and building access in relation to the surrounding grades. The falling slope also creates downward views onto the property from the adjacent roadways. Because of the building type, rooftop equipment and other utility related components of the building will have heightened visibility from Paul Dirac Drive and may require visual screening. Desired building height, number of stories, screening and footprint size may need to be explored to help minimize the visibility of rooftop equipment.

SPACE SUMMARY

SPACE SUMMARY

RS&H

Space List

Innovation Center - Leon County
Client *Date*

North Florida Innovation Laboratories **Tallahassee, Fl** **501-0929-000**
Project *Location* *Project Number*

Space Description		Proposed Allocations								
Room Name		New Room Number	Staff No.	Module Net SF	Mod. No. / Space	Mod SF X Mod No.	Space No.	Total Net SF	Leasable Space	Notes
Office Areas										
Reception Area / Lobby						400	1	**400**		open space to outside - events
Administration Office						120	1	**120**		
Administration Workroom						120	1	**120**		
Leasable Office space				121	1	121	24	**2904**	**2904**	
Coworking Area				121	4	484	1	**484**	**484**	
Break Room						400	1	**400**		
Sub Total Office Areas			***0***					***4428***	***3388***	***76.5%***
Conference Areas										
Huddle Room						121	2	**242**		
Conference Room						500	1	**500**		
Sub Total Conference Areas			***0***					***742***	***0***	
Laboratories										
Bio Wet Lab Type A - 2 Module Lab				121	2	242	7	**1694**	**1694**	
Bio Wet Lab Type B - 4 Module Lab				121	4	484	4	**1936**	**1936**	
Cell Culture Lab				121	1	121	2	**242**		Shared Resource for all tenants
Chemistry Wet Lab Type A - 2 Module Lab				121	2	242	7	**1694**	**1694**	
Chemistry Wet Lab Type B - 4 Module Lab				121	4	484	4	**1936**	**1936**	
Dry Lab Type A - 2 Module Lab				121	2	242	7	**1694**	**1694**	Finished floors/ceilings
Dry Lab Type B - 4 Module Lab				121	4	484	4	**1936**	**1936**	
Flex Lab				121	4	484	8	**3872**	**3872**	Unfinished floors/ceilings
Autoclave Room				121	3	363	1	**363**		Shared Wash and Autoclave area
Support Lab				121	2	242	1	**242**		Shared Equipment - Ref Ice Maker
Sub Total Laboratories			***0***					***15,609***	***14,762***	
Clean Room										
			0	121			1	**0**		
Sub Total Clean Rooms			***0***					***0***		
Fabrication										
Prototype Labs										
Metal Shop				121	9	1089	1	**1089**		Vendor provided Services
Clean Fabrication				121	4	484	1	**484**		Shared Resource for all tenants
Sub Total Fabrication			***0***					***1573***	***0***	

SPACE SUMMARY

Support										
Shipping and Receiving						484	1	**484**		
Electrical Room						333	1	**363**		
Mechanical Room						847	1	**847**		
Data & Communications Room						121	1	**121**		
Mens Restrooms						605	1	**605**		
Womans Restrooms						605	1	**605**		
Janitor Closet						121	1	**121**		
Chemical Waste Storage	**in service yard**			121	1	121	1	**121**		
Cylinder Storage	**on loading dock**			121	3	363	1	**363**		Tenant Caged units - on loading dock
Sub Total Support			***0***					***3,630***		
Warehousing										
Leaseable Storage				121	10	1210	1	**1,210**	**1,210**	
Sub Total Warehousing			***0***					***1,210***	***1,210***	
Shell Space										
			0	121	0	0	0	**0**		
Sub Total Shell Space			***0***					***0***		

Department Totals								**Total**	**Net Leaseable**	
Offices Areas								**4,428**	**3,388**	
Conference / Training								**742**	**-**	
Laboratories								**15,609**	**14,762**	
Clean Room								**-**	**-**	
Fabrication								**1,573**	**-**	
Support								**3,630**	**-**	
Warehousing								**1,210**	**1,210**	
Shell Spaces								**-**	**-**	
Net SF Total								**27,192**	**19,360**	71.2%

Department Totals						**NSF**	**G/N**	**GSF**		
Offices Areas						**4,428**	**1.5**	**6,642**		
Conference / Training						**742**	**1.5**	**1,113**		
Laboratories						**15,609**	**1.5**	**23,414**		
Clean Room										
Fabrication						**1,573**	**1.5**	**2,360**		
Support						**3,630**	**1.5**	**5,445**		Wireless throughout
Warehousing						**1,210**	**1.5**	**1,815**		
Shell Spaces										
Gross Square Foot Totals						**27,192**	**1.50**	**40,788**		47.5%

Gross area may change if penthouse is utilized for AHUs, two story scheme is required or other gross
*1 area is incuded in building

ROOM DATA SHEETS

ROOM DATA SHEETS

RS&H | *Official Use Only* | ***Room Data Sheets***

Innovation Center - Leon County — *Client* — **12-March-2021** *Date*

North Florida Innovation Laboratories — *Project* — **Tallahassee, Florida** *Location* — **501-0929-000** *Project Number*

Room Name:	**Administration Workroom**	***Room Number:***	***No. of Occupants:***	***Modules:***	
Room Function:			***Hrs. in use / day:***	***Area / Rm:***	**120 SF**
				Quantity:	**1**
Adjacencies:	***Adjacent to lobby and administration office***			***Total Area:***	**120 SF**

Space Classification:

- ○ Office
- ○ Training / Conference
- ○ Break Area
- ● Copy / Printing
- ○ Other

Comments:

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:***	***8' H minimum***
○ Vinyl Composition Tile / 4" Base	● Carpet/4" Vinyl Base	● Gypsum Wall Board	● Latex Paint	● Acoustic Ceiling Tile	○ Exposed Unpainted		
○ Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	○ Epoxy Paint	○ Gypsum Wall Board/Paint	○ Mylar Faced Tile		
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted	○ Other		

Comments:

Office / Work Station Type	SF	Amount	Total
○ Closed Office Type 1	150		0
○ Closed Office Type 3	90		0
○ Open Workstation - U Shape	84		0
● Open Workstation - L Shape	70		1
○ Open Workstation - Straight	30		0
Total Office Space	***Office area to contain space for one workstation printer copier, and 1 visitor seat***		

Environmental Issues:

○ Noise Generator	● Paper Waste	○ Visual Privacy	○ Natural Light Preferred
● Noise Sensitivity	○ Other	○ Visual Communication	○ Avoid Natural Light

Comments:

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other

Comments:

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
				○ Other

Comments:

Plumbing:

○ Potable Water	○ Hot	○ Cold
○ Sinks	○ SS	○ Epoxy

Comments:

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials

Comments:

HVAC:

● Not Critical	○ Filtered Return	○ Monitored
○ Positive	○ Filtered Supply	○ Point Exhausts
○ Negative	○ Dbl Positive	
○ Air Change Rate:	○ Dbl Negative	

Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***
Summer: 73*F +-2*F Temp / 50% +-5% RH

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting
○ Stand By Power required for :	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting
○ UPS required for:	○ 208V	○ Other:	○ Multi-Level Control Lighting
Comments:			○ Lighting Levels:

Communications:

● Data	○ Fiber	● Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H

Preliminary Draft

Equipment List

Client:	Innovation Center - Leon County
Project:	*North Florida Innovation Laboratories*
Location:	Tallahassee, Florida
Room Name:	Autoclave Room
Date:	12-March-2021
Room No.:	
Existing Rms:	

Lab Modules	3	
Net Area	363	sf
Quantity	1	
Total Area	**363**	**sf**

Equipment Information - For Owner

Project Equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer & Model: Manufacturer	Manufacturer & Model: Model Number	Source/ Install'	Quantity - Existing, New, Future: E	New	F	Mount: FL-B-W- U/C	Nom. Size in inches: Width (side to side) x Depth (front to back) X Height: W	D	H	Notes - Restrictions - Groupings	Weight (Lbs)	Power (V/A/W)	UPS (N/Y)	Emergency Generator (N/Y)	Data (N/Y)	Water (N/Y)	Lab Gas, Specialty Gas, Vacuum, Compressed Air (Type)	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other
			Autoclave	Steris	250LS			1			30	46	75												
			Glass washer	Steris - Reliance	300XLS			1			29	29	78												
			Double compartment Scullery Sink					1			84	30	36												

Lab Module Calculations - For A/E

Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
0	0	0	0	0	
30	48	78	1	78	
0	0	0	0	0	
29	48	77	1	77	
0	0	0	0	0	
84	48	132	1	132	
0	0	0	0	0	
0	0	0	0	0	
				287	**Subtotal inches**
	12	**12**		**12**	**in/ft**
		Lf per Unit	# of Units	23.92	LF Required
		5	0	0	Lab sink units
		4	0	0	Handwash sink
		4	2	8	Unassigned equipment
		6	1	6	Open work benches
		4	0	0	Lab Coat Rack
		4	1	4	Eyewash Safety Shower
				41.92	**LF Required**
		19	LF/Mod	2.2	Min Module Req.
				3	Module provided
		121	SF/mod	**363**	SF

Sourcing Key

OFOI:	**Owner Furnished Owner Installed**
OFCI:	**Owner Furnished Contractor Installed**
CFCI:	**Contractor Furnished Contractor Installed**

Equipment List Symbol Key

E :	**Existing**	**FL :**	**Floor Mounted**
F:	**Future**	**B :**	**Bench Mounted**
N:	**No**	**W :**	**Wall Mounted**
Y :	**Yes**	**U/C :**	**Undercounter**
V :	**Voltage**	**W :**	**Wattage**
		A :	**Amperage**

Specialty Gas Type

N2:	**Nitrogen**
O2:	**Oxygen**
H2:	**Hydrogen**
He:	**Helium**
Ar:	**Argon**
CH3:	**Methane**

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — 12-March-2021
Client — *Date*

North Florida Innovation Laboratories — **Tallahassee, Florida** — **501-0929-000**
Project — *Location* — *Project Number*

Room Name:	**Autoclave Room**	***Room Number:***	***No. of Occupants:***	***Modules:***	**3**
Room Function:	Shared Cleaning and Autoclave		***Hrs. in use / day:***	***Area / Rm:***	**363 SF**
				Quantity:	**1**
Adjacencies:				***Total Area:***	**363 SF**

Space Classification:

○ Laboratory	○ Chemistry Labs	○ Equipment Lab	○ Robotics	○ Office
● Laboratory Support	○ Microbiology Labs	○ Vivarium	○ Electronics	○ Training / Conference
○ Other	○ Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support
Comments: ***Designed to BSL 2 Level for BioMedical Applications / Chemical Laboratories / Physical Science***				○ Warehouse / Storage

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***	***Ceiling Ht:*** ***9' h minimum***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile	○ Exposed Unpainted
● Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	● Epoxy Paint	○ Gypsum Wall Board/Paint	● Mylar Faced Tile
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted	○ Other
Comments:					

Laboratory Casework:

○ Wood	● Base Cabinets Doors and Drawers	○ Movable Adj Ht Base Cabs	● Epoxy Resin Tops	○ Open Shelving Upper Casework
● Metal	○ Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	● Adjustable Shelving on Standards
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	○ Sliding Door Upper Casework
Comments:			○ Trespar Tops	○ Swinging Door Upper Casework

Laboratory Accessories:

● Drying Rack / each lab sink	○ Coat Rack	○ Other

Environmental Issues:

○ Noise Generator	● Biological Waste Generator	○ Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
○ Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			○ Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments:				○ Other

Plumbing:

● Potable Water	● Hot	● Cold	○ Lab Air	○ Specialty Gas		● Eye Wash
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas		○ Safety Shower
● High Purity Water	● RO	○ DI	○ Natural Gas	○ Specialty Gas		○ Floor Drain
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas		○ Cup Sinks
○ Lab Sinks	● SS	○ Epoxy	○ Oxygen	○ Specialty Gas		○ Other:
Comments: ***Double compartment Stainless Steel Sink with Drainboard, Drench Hose, Mixing Faucet***						

Fire Protection:

● Sprinkler System	● Wet Pipe ○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials
Comments:				

HVAC:

○ Not Critical	○ Filtered Return	○ Monitored	○ Chem Fume Hood	○ BSC (A) - Size/Amount
○ Positive	○ Filtered Supply	○ Point Exhausts	○ RI Fume Hood - Size/Amount	○ BSC Vented (B2) - Size/Amount
● Negative	○ Dbl Positive	○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount	○ BSC Part Vent (B3) - Size/Amount
● Air Change Rate: ***6 AC/H***	○ Dbl Negative	○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount	○ Laminar Flow Bench - Size/Amount
Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***		○ Walk In Freezer Room	● Other: ***Autoclave***	● Other: ***Glass Washer***
Summer: 73*F +-2*F Temp / 50% +-5% RH			***Provide Steam Dam at ceiling for steam exhaust***	

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:	
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting	
○ Stand By Power required for :	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting	
○ UPS required for:	● 208V *1 outlet*	○ Other:	○ Multi-Level Control Lighting	
Comments:			○ Lighting Levels:	

Communications:

● Data	○ Fiber	○ Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H

Preliminary Draft

Equipment List

Client:	Innovation Center - Leon County		
Project:	*North Florida Innovation Laboratories*	*Location:*	Tallahassee, Florida
Room Name:	Bio Lab Type A	*Date:*	12-March-2021
Room No.:		*Existing Rms:*	

Lab Modules	2	
Net Area	242	sf
Quantity	7	
Total Area	**1,694**	**sf**

Equipment Information - For Owner / ***Lab Module Calculations - For A/E***

Project Equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer & Model: Manufacturer	Manufacturer & Model: Model Number	Source/ Install'	Quantity - Existing, New, Future: E	New	F	Mount: FL-B-W- U/C	Norm. Size in inches: Width (side to side) x Depth (front to back) X Height: W	D	H	Notes - Restrictions - Groupings	Weight (Lbs)	Power (V/A/W)	UPS (N/Y)	Emergency Generator (N/Y)	Data (N/Y)	Water (N/Y)	Lab Gas, Specialty Gas, Vacuum, Compressed Air (Type)	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other	Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
																										0	0	0	0	0	
			6' Type A Biosafety Cabinet				1				72	32	84													72	0	72	1	72	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	

Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
				72	**Subtotal inches**
	12	**12**		12	**in/ft**
		Lf per Unit	# of Units	6.00	LF Required
		5	0	0	Lab sink units
		4	0	0	Handwash sink
		4	0	0	Unassigned equipment
		6	0	0	Open work benches
		4	0	0	Lab Coat Rack
		4	0	0	Eyewash Safety Shower
				6.00	**LF Required**
		19	LF/Mod	0.3	Min Module Req.
				2	Module provided
		121	SF/mod	**242**	SF

Sourcing Key

OFOI:	Owner Furnished Owner Installed
OFCI:	Owner Furnished Contractor Installed
CFCI:	Contractor Furnished Contractor Installed

Equipment List Symbol Key

E :	Existing	FL :	Floor Mounted
F:	Future	B :	Bench Mounted
N:	No	W :	Wall Mounted
Y :	Yes	U/C :	Undercounter
V :	Voltage	W :	Wattage
		A :	Amperage

Specialty Gas Type

N2:	Nitrogen
O2:	Oxygen
H2:	Hydrogen
He:	Helium
Ar:	Argon
CH3:	Methane

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — *Client* — 12-March-2021 — *Date*

North Florida Innovation Laboratories — Tallahassee, Florida — *Project* — *Location* — 501-0929-000 — *Project Number*

Room Name:	**Bio Wet Lab Type A**	***Room Number:***	***No. of Occupants:***	***Modules:***	**2**
Room Function:	2 Module General Purpose Biology Laboratory		***Hrs. in use / day:***	***Area / Rm:***	**242 SF**
				Quantity:	**7**
Adjacencies:				***Total Area:***	**1,694 SF**

Space Classification:

● Laboratory	○ Chemistry Labs	○ Equipment Lab	○ Robotics	○ Office	
○ Laboratory Support	● Microbiology Labs	○ Vivarium	○ Electronics	○ Training / Conference	
○ Other	○ Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service	
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support	
Comments: ***Designed to BSL 2 Level for BioMedical Applications***				○ Warehouse / Storage	

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***9' h minimum***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile	○ Exposed Unpainted	
● Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	● Epoxy Paint	○ Gypsum Wall Board/Paint	● Mylar Faced Tile	
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted	○ Other	
Comments: ***Discuss all finishes in labs***						

Laboratory Casework:

○ Wood	● Base Cabinets Doors and Drawers	● Movable Adj Ht Base Cabs	● Epoxy Resin Tops	● Open Shelving Upper Casework
● Metal	● Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	○ Adjustable Shelving on Standards
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	● Sliding Door Upper Casework
Comments: ***Combination fixed casework for sinks and perimeter cabinets, movable casework for islands and penisulars.***			○ Trespar Tops	○ Swinging Door Upper Casework

Laboratory Accessories:

● Drying Rack / each lab sink	● Coat Rack	○ Other

Environmental Issues:

○ Noise Generator	● Biological Waste Generator	○ Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
● Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			○ Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

● Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments:				○ Other

Plumbing:

● Potable Water	● Hot	● Cold	● Lab Air	○ Specialty Gas	● Eye Wash
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas	○ Safety Shower
● High Purity Water	● RO	○ DI	○ Natural Gas	○ Specialty Gas	○ Floor Drain
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas	○ Cup Sinks
● Lab Sinks	○ SS	● Epoxy	○ Oxygen	○ Specialty Gas	○ Other:
Comments:					

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials
Comments:					

HVAC:

○ Not Critical	○ Filtered Return	○ Monitored	○ Chem Fume Hood	● BSC (A) - Size/Amount *6'*
○ Positive	○ Filtered Supply	○ Point Exhausts	○ RI Fume Hood - Size/Amount	○ BSC Vented (B2) - Size/Amount
● Negative	○ Dbl Positive	○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount	○ BSC Part Vent (B3) - Size/Amount
● Air Change Rate: ***6 AC/H***	○ Dbl Negative	○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount	○ Laminar Flow Bench - Size/Amount
Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***		○ Walk In Freezer Room	○ Other:	○ Other:
Summer: 73*F +-2*F Temp / 50% +-5% RH				

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:	
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting	
● Stand By Power required for : ***Incubators / Ref / Freezers***	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting	
○ UPS required for:	● 208V *1 outlet*	○ Other:	○ Multi-Level Control Lighting	
Comments:			○ Lighting Levels:	

Communications:

● Data	○ Fiber	● Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H

Preliminary Draft

Equipment List

Client:	Innovation Center - Leon County	*Lab Modules*	4
Project:	North Florida Innovation Laboratories; *Location:* Tallahassee, Florida	*Net Area*	484 sf
Room Name:	Bio Lab Type B; *Date:* 12-March-2021	*Quantity*	4
Room No.:	*Existing Rms:*	*Total Area*	1,936 sf

Equipment Information - For Owner

Project Equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer & Model: Manufacturer	Manufacturer & Model: Model Number	Source/ Install'	Quantity - Existing, New, Future: E	New	F	Mount: FL-B-W- U/C	Norm. Size in inches: Width (side to side) x Depth (front to back) X Height: W	D	H	Notes - Restrictions - Groupings	Weight (Lbs)	Power (V/A/W)	UPS (N/Y)	Emergency Generator (N/Y)	Data (N/Y)	Water (N/Y)	Lab Gas, Specialty Gas, Vacuum, Compressed Air (Type)	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other
			6' Chemcial Fume Hood				1				72	32	84												

Lab Module Calculations - For A/E

Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
0	0	0	0	0	
72	0	72	1	72	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
					Subtotal inches
	12	12		72 12	in/ft
		Lf per Unit	# of Units	6.00	LF Required
		5	0	0	Lab sink units
		4	0	0	Handwash sink
		4	0	0	Unassigned equipment
		6	0	0	Open work benches
		4	0	0	Lab Coat Rack
		4	0	0	Eyewash Safety Shower
				6.00	LF Required
		19	LF/Mod	0.3	Min Module Req.
				4	Module provided
		121	SF/mod	484	SF

Sourcing Key

OFOI: Owner Furnished Owner Installed
OFCI: Owner Furnished Contractor Installed
CFCI: Contractor Furnished Contractor Installed

Equipment List Symbol Key

E : Existing — FL : Floor Mounted
F: Future — B : Bench Mounted
N: No — W : Wall Mounted
Y : Yes — U/C : Undercounter
V : Voltage — W : Wattage
A : Amperage

Specialty Gas Type

N2: Nitrogen
O2: Oxygen
H2: Hydrogen
He: Helium
Ar: Argon
CH3: Methane

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — 12-March-2021
Client — *Date*

North Florida Innovation Laboratories — **Tallahassee, Florida** — **501-0929-000**
Project — *Location* — *Project Number*

Room Name:	**Bio Wet Lab Type B**	***Room Number:***	***No. of Occupants:***	***Modules:***	**4**
Room Function:	4 Module General Purpose Laboratory		***Hrs. in use / day:***	***Area / Rm:***	**484 SF**
				Quantity:	**4**
Adjacencies:				***Total Area:***	**1,936 SF**

Space Classification:

● Laboratory	○ Chemistry Labs	○ Equipment Lab	○ Robotics	○ Office
○ Laboratory Support	● Microbiology Labs	○ Vivarium	○ Electronics	○ Training / Conference
○ Other	○ Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support
Comments: ***Designed to BSL 2 Level for BioMedical Applications / Chemical Laboratories / Physical Science***				○ Warehouse / Storage

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***9' h minimum***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile		○ Exposed Unpainted
● Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	● Epoxy Paint	○ Gypsum Wall Board/Paint		● Mylar Faced Tile
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted		○ Other
Comments:						

Laboratory Casework:

○ Wood	● Base Cabinets Doors and Drawers	● Movable Adj Ht Base Cabs	● Epoxy Resin Tops	● Open Shelving Upper Casework
● Metal	● Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	○ Adjustable Shelving on Standards
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	● Sliding Door Upper Casework
Comments: ***Combination fixed casework for sinks and perimeter cabinets, movable casework for islands and penisulars.***			○ Trespar Tops	○ Swinging Door Upper Casework

Laboratory Accessories:

● Drying Rack / each lab sink	● Coat Rack	○ Other

Environmental Issues:

○ Noise Generator	● Biological Waste Generator	○ Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
● Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			○ Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments:				○ Other

Plumbing:

● Potable Water	● Hot	● Cold	● Lab Air	○ Specialty Gas	● Eye Wash
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas	○ Safety Shower
● High Purity Water	● RO	○ DI	○ Natural Gas	○ Specialty Gas	○ Floor Drain
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas	○ Cup Sinks
○ Lab Sinks	○ SS	● Epoxy	○ Oxygen	○ Specialty Gas	○ Other:
Comments:					

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials
Comments:					

HVAC:

○ Not Critical	○ Filtered Return	○ Monitored	● Chem Fume Hood *6' Chemical Fume Hood*	● BSC (A) - Size/Amount *6'*
○ Positive	○ Filtered Supply	○ Point Exhausts	○ RI Fume Hood - Size/Amount	○ BSC Vented (B2) - Size/Amount
● Negative	○ Dbl Positive	○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount	○ BSC Part Vent (B3) - Size/Amount
● Air Change Rate: ***6 AC/H***	○ Dbl Negative	○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount	○ Laminar Flow Bench - Size/Amount
Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***		○ Walk In Freezer Room	○ Other:	○ Other:
Summer: 73*F +-2*F Temp / 50% +-5% RH			***Allow for Potential Use of Chemical Fume Hood and Biosafety Cabinet.***	

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:	
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting	
● Stand By Power required for : ***Incubators / Ref / Freezers***	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting	
○ UPS required for:	● 208V *1 outlet*	○ Other:	○ Multi-Level Control Lighting	
Comments:			○ Lighting Levels:	

Communications:

● Data	○ Fiber	● Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H | *Official Use Only* | ***Room Data Sheets***

Innovation Center - Leon County — *Client* — **12-March-2021** *Date*

North Florida Innovation Laboratories — *Project* — **Tallahassee, Florida** *Location* — **501-0929-000** *Project Number*

Room Name:	**Break Room**	***Room Number:***	***No. of Occupants:***	***Modules:***	
Room Function:			***Hrs. in use / day:***	***Area / Rm:***	**400 SF**
				Quantity:	**1**
Adjacencies:				***Total Area:***	**400 SF**

Space Classification:

- ○ Office
- ○ Training / Conference
- ● Break Area
- ○ Copy / Printing
- ○ Other

Comments: *To accommodate sink, refrigerator, three microwaves, two vending machines, seating for 12 at tables, 2 at counter. Able to be open to exterior patio.*

Floors / Base:			***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:***	***8' H minimum***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base		● Gypsum Wall Board	● Latex Paint	● Acoustic Ceiling Tile	○ Exposed Unpainted		
● Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete		○ Concrete Masonry Units	○ Epoxy Paint	○ Gypsum Wall Board/Paint	○ Mylar Faced Tile		
○ Epoxy / Integral Coved Epoxy Base	○ Other		○ Other	○ Other	○ Exposed Painted	○ Other		

Comments:

Office / Work Station Type	SF	Amount	Total
○ Closed Office Type 1	150		0
○ Closed Office Type 3	90		0
○ Open Workstation - U Shape	84		0
○ Open Workstation - L Shape	70		0
○ Open Workstation - Straight	30		0
Total Office Space			

Environmental Issues:

○ Noise Generator	● Paper Waste	○ Visual Privacy	● Natural Light Preferred
● Noise Sensitivity	○ Other	○ Visual Communication	○ Avoid Natural Light

Comments:

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other

Comments:

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
				○ Other

Comments:

Plumbing:

● Potable Water	● Hot	● Cold
● Sinks	● SS	○ Epoxy

Comments:

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials

Comments:

HVAC:

● Not Critical	○ Filtered Return	○ Monitored
○ Positive	○ Filtered Supply	○ Point Exhausts
○ Negative	○ Dbl Positive	
○ Air Change Rate:	○ Dbl Negative	

Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***
Summer: 73*F +-2*F Temp / 50% +-5% RH

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:
● GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting
○ Stand By Power required for :	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting
○ UPS required for:	○ 208V	○ Other:	○ Multi-Level Control Lighting
Comments:			○ Lighting Levels:

Communications:

● Data	○ Fiber	● Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H

Preliminary Draft

Equipment List

Client:	Innovation Center - Leon County
Project:	*North Florida Innovation Laboratories*
Location:	Tallahassee, Florida
Room Name:	Cell Culture Lab
Date:	12-March-2021
Room No.:	
Existing Rms:	

Lab Modules	1	
Net Area	121	sf
Quantity	2	
Total Area	**242**	**sf**

Equipment Information - For Owner / *Lab Module Calculations - For A/E*

Project Equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer & Model: Manufacturer	Manufacturer & Model: Model Number	Source/ Install'	Quantity - Existing, New, Future: E	New	F	Mount: FL-B-W- U/C	Norm. Size in inches: Width (side to side) x Depth (front to back) X Height: W	D	H	Notes - Restrictions - Groupings	Weight (Lbs)	Power (V/A/W)	UPS (N/Y)	Emergency Generator (N/Y)	Data (N/Y)	Water (N/Y)	Lab Gas, Specialty Gas, Vacuum, Compressed Air (Type)	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other	Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
																										0	0	0	0	0	
			6' Type A Biosafety Cabinet				1				72	32	84													72	0	72	1	72	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	

	12	12		72 12	Subtotal inches in/ft
		Lf per Unit	# of Units	6.00	LF Required
		5	0	0	Lab sink units
		4	0	0	Handwash sink
		4	0	0	Unassigned equipment
		6	0	0	Open work benches
		4	0	0	Lab Coat Rack
		4	0	0	Eyewash Safety Shower
				6.00	LF Required
		19	LF/Mod	0.3	Min Module Req.
				1	Module provided
		121	SF/mod	121	SF

Sourcing Key

OFOI:	Owner Furnished Owner Installed
OFCI:	Owner Furnished Contractor Installed
CFCI:	Contractor Furnished Contractor Installed

Equipment List Symbol Key

E :	Existing	FL :	Floor Mounted
F:	Future	B :	Bench Mounted
N:	No	W :	Wall Mounted
Y :	Yes	U/C :	Undercounter
V :	Voltage	W :	Wattage
		A :	Amperage

Specialty Gas Type

N2:	Nitrogen
O2:	Oxygen
H2:	Hydrogen
He:	Helium
Ar:	Argon
CH3:	Methane

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — *Client* — 12-March-2021 — *Date*

North Florida Innovation Laboratories — Tallahassee, Florida — *Project* — *Location* — 501-0929-000 — *Project Number*

Room Name:	**Cell Culture Lab**	***Room Number:***	***No. of Occupants:***	***Modules:***	**1**
Room Function:	1 Module General Purpose Biology Laboratory		***Hrs. in use / day:***	***Area / Rm:***	**121 SF**
				Quantity:	**2**
Adjacencies:				***Total Area:***	**242 SF**

Space Classification:

● Laboratory	○ Chemistry Labs	○ Equipment Lab	○ Robotics	○ Office	
○ Laboratory Support	● Microbiology Labs	○ Vivarium	○ Electronics	○ Training / Conference	
○ Other	○ Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service	
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support	
Comments: ***Designed to BSL 2 Level for BioMedical Applications***				○ Warehouse / Storage	

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***9' h minimum***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile	○ Exposed Unpainted	
● Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	● Epoxy Paint	○ Gypsum Wall Board/Paint	● Mylar Faced Tile	
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted	○ Other	
Comments:						

Laboratory Casework:

○ Wood	● Base Cabinets Doors and Drawers	● Movable Adj Ht Base Cabs	● Epoxy Resin Tops	● Open Shelving Upper Casework	
● Metal	● Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	○ Adjustable Shelving on Standards	
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	● Sliding Door Upper Casework	
Comments: ***Combination fixed casework for sinks and perimeter cabinets, movable casework for islands and penisulars.***			○ Trespar Tops	○ Swinging Door Upper Casework	

Laboratory Accessories:

● Drying Rack / each lab sink	● Coat Rack	○ Other

Environmental Issues:

○ Noise Generator	● Biological Waste Generator	○ Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
● Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			○ Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

● Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments: **Clarify?**				○ Other

Plumbing:

● Potable Water	● Hot	● Cold	● Lab Air	○ Specialty Gas	● Eye Wash
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas	○ Safety Shower
● High Purity Water	● RO	○ DI	○ Natural Gas	○ Specialty Gas	○ Floor Drain
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas	○ Cup Sinks
○ Lab Sinks	○ SS	● Epoxy	○ Oxygen	○ Specialty Gas	○ Other:
Comments:					

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials
Comments:					

HVAC:

○ Not Critical	○ Filtered Return	○ Monitored	○ Chem Fume Hood	● BSC (A) - Size/Amount *6'*
○ Positive	○ Filtered Supply	○ Point Exhausts	○ RI Fume Hood - Size/Amount	○ BSC Vented (B2) - Size/Amount
● Negative	○ Dbl Positive	○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount	○ BSC Part Vent (B3) - Size/Amount
● Air Change Rate: ***6 AC/H***	○ Dbl Negative	○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount	○ Laminar Flow Bench - Size/Amount
Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***		○ Walk In Freezer Room	○ Other:	○ Other:
Summer: 73*F +-2*F Temp / 50% +-5% RH				

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:	
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting	
● Stand By Power required for : ***Incubators / Ref / Freezers***	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting	
○ UPS required for:	● 208V *1 outlet*	○ Other:	○ Multi-Level Control Lighting	
Comments:			○ Lighting Levels:	

Communications:

● Data	○ Fiber	● Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H

Preliminary Draft

Equipment List

Client:	Innovation Center - Leon County		
Project:	*North Florida Innovation Laboratories*	*Location:*	Tallahassee, Florida
Room Name:	Chemistry Wet Lab Type A	*Date:*	12-March-2021
Room No.:		*Existing Rms:*	

Lab Modules	2	
Net Area	242	sf
Quantity	7	
Total Area	**1,694**	**sf**

Equipment Information - For Owner / *Lab Module Calculations - For A/E*

Project Equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer & Model: Manufacturer	Manufacturer & Model: Model Number	Source/ Install'	Quantity - Existing, New, Future: E	New	F	Mount: FL-B-W- U/C	Norm. Size in inches: Width (side to side) x Depth (front to back) X Height: W	D	H	Notes - Restrictions - Groupings	Weight (Lbs)	Power (V/A/W)	UPS (N/Y)	Emergency Generator (N/Y)	Data (N/Y)	Water (N/Y)	Lab Gas, Specialty Gas, Vacuum, Compressed Air (Type)	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other	Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
																										0	0	0	0	0	
			6' Chemistry Fume Hood				1				72	32	84													72	0	72	1	72	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	

			72	Subtotal inches
12	12		12	in/ft
	Lf per Unit	# of Units	6.00	LF Required
	5	0	0	Lab sink units
	4	0	0	Handwash sink
	4	0	0	Unassigned equipment
	6	0	0	Open work benches
	4	0	0	Lab Coat Rack
	4	0	0	Eyewash Safety Shower
			6.00	**LF Required**
	19	LF/Mod	0.3	Min Module Req.
			2	Module provided
	121	SF/mod	**242**	SF

Sourcing Key

OFOI: Owner Furnished Owner Installed
OFCI: Owner Furnished Contractor Installed
CFCI: Contractor Furnished Contractor Installed

Equipment List Symbol Key

E :	Existing	FL :	Floor Mounted
F:	Future	B :	Bench Mounted
N:	No	W :	Wall Mounted
Y :	Yes	U/C :	Undercounter
V :	Voltage	W :	Wattage
		A :	Amperage

Specialty Gas Type

N2:	Nitrogen
O2:	Oxygen
H2:	Hydrogen
He:	Helium
Ar:	Argon
CH3:	Methane

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — *Client* — 02-March-2021 — *Date*

North Florida Innovation Laboratories — Tallahassee, Florida — *Project* — *Location* — 501-0929-000 — *Project Number*

Room Name:	**Chem Wet Lab Type A**	***Room Number:***	***No. of Occupants:***	***Modules:***	**2**
Room Function:	2 Module General Purpose Chemistry Laboratory		***Hrs. in use / day:***	***Area / Rm:***	**242 SF**
	Potential Chemistry or Physical Science Applications			***Quantity:***	**7**
Adjacencies:				***Total Area:***	**1,694 SF**

Space Classification:

● Laboratory	● Chemistry Labs	○ Equipment Lab	○ Robotics	○ Office
○ Laboratory Support	○ Microbiology Labs	○ Vivarium	○ Electronics	○ Training / Conference
○ Other	● Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support
Comments: ***Designed to BSL 2 Level for BioMedical Applications / Chemical Laboratories / Physical Science***				○ Warehouse / Storage

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***9' h minimum***
● Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile		○ Exposed Unpainted
○ Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	● Epoxy Paint	○ Gypsum Wall Board/Paint		● Mylar Faced Tile
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted		○ Other
Comments:						

Laboratory Casework:

○ Wood	● Base Cabinets Doors and Drawers	● Movable Adj Ht Base Cabs	● Epoxy Resin Tops	● Open Shelving Upper Casework
● Metal	● Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	○ Adjustable Shelving on Standards
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	● Sliding Door Upper Casework
Comments: ***Combination fixed casework for sinks and perimeter cabinets, movable casework for islands and penisulars.***			○ Trespar Tops	○ Swinging Door Upper Casework

Laboratory Accessories:

● Drying Rack / each lab sink	● Coat Rack	○ Other

Environmental Issues:

○ Noise Generator	○ Biological Waste Generator	● Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
● Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			○ Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

● Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments:				○ Other

Plumbing:

● Potable Water	● Hot	● Cold	● Lab Air	○ Specialty Gas		● Eye Wash
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas		○ Safety Shower
● High Purity Water	● RO	○ DI	○ Natural Gas	○ Specialty Gas		○ Floor Drain
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas		○ Cup Sinks
○ Lab Sinks	○ SS	● Epoxy	○ Oxygen	○ Specialty Gas		○ Other:
Comments:						

Fire Protection:

● Sprinkler System	● Wet Pipe ○ Dry Pipe	○ Pre-Action	● Flammable Materials	○ Explosive Materials
Comments:				

HVAC:

○ Not Critical	○ Filtered Return	○ Monitored	● Chem Fume Hood 4' CFH	○ BSC (A) - Size/Amount
○ Positive	○ Filtered Supply	● Point Exhausts	○ RI Fume Hood - Size/Amount	○ BSC Vented (B2) - Size/Amount
● Negative	○ Dbl Positive	○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount	○ BSC Part Vent (B3) - Size/Amount
● Air Change Rate: ***6 AC/H***	○ Dbl Negative	○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount	○ Laminar Flow Bench - Size/Amount
Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***		○ Walk In Freezer Room	○ Other:	○ Other:
Summer: 73*F +-2*F Temp / 50% +-5% RH				

Electrical:

○ Filtering required for:		● 120V	○ 480V - 1 Phase	○ Task Lighting for:
○ GFCI Outlets required for:		○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting
● Stand By Power required for :	***Incubators / Ref / Freezers***	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting
○ UPS required for:		● 208V *1 outlet*	○ Other:	○ Multi-Level Control Lighting
Comments:				○ Lighting Levels:

Communications:

● Data	○ Fiber	○ Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H

Preliminary Draft

Equipment List

Client:	Innovation Center - Leon County		
Project:	*North Florida Innovation Laboratories*	*Location:*	Tallahassee, Florida
Room Name:	Chemistry Wet Lab Type B	*Date:*	12-March-2021
Room No.:		*Existing Rms:*	

Lab Modules	4	
Net Area	484	sf
Quantity	4	
Total Area	1,936	sf

Equipment Information - For Owner / *Lab Module Calculations - For A/E*

Project Equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer & Model: Manufacturer	Manufacturer & Model: Model Number	Source/ Install'	Quantity - Existing, New, Future: E	New	F	Mount: FL-B-W- U/C	Norm. Size in inches: Width (side to side) x Depth (front to back) X Height: W	D	H	Notes - Restrictions - Groupings	Weight (Lbs)	Power (V/A/W)	UPS (N/Y)	Emergency Generator (N/Y)	Data (N/Y)	Water (N/Y)	Lab Gas, Specialty Gas, Vacuum, Compressed Air (Type)	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other	Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
																										0	0	0	0	0	
			6' Chemcial Fume Hood				1				72	32	84													72	0	72	1	72	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	
																										0	0	0	0	0	

				72	**Subtotal inches**
	12	**12**		**12**	**in/ft**
		Lf per Unit	# of Units	6.00	LF Required
		5	0	0	Lab sink units
		4	0	0	Handwash sink
		4	0	0	Unassigned equipment
		6	0	0	Open work benches
		4	0	0	Lab Coat Rack
		4	0	0	Eyewash Safety Shower
				6.00	**LF Required**
		19	LF/Mod	0.3	Min Module Req.
				4	Module provided
		121	SF/mod	**484**	SF

Sourcing Key

OFOI:	Owner Furnished Owner Installed
OFCI:	Owner Furnished Contractor Installed
CFCI:	Contractor Furnished Contractor Installed

Equipment List Symbol Key

E :	Existing	FL :	Floor Mounted
F:	Future	B :	Bench Mounted
N:	No	W :	Wall Mounted
Y :	Yes	U/C :	Undercounter
V :	Voltage	W :	Wattage
		A :	Amperage

Specialty Gas Type

N2:	Nitrogen
O2:	Oxygen
H2:	Hydrogen
He:	Helium
Ar:	Argon
CH3:	Methane

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — *Client* — 02-March-2021 *Date*

North Florida Innovation Laboratories — *Project* — Tallahassee, Florida *Location* — 501-0929-000 *Project Number*

Room Name:	**Chemistry Wet Lab Type B**	***Room Number:***	***No. of Occupants:***	***Modules:***	4
Room Function:	4 Module General Purpose Chemistry Laboratory		***Hrs. in use / day:***	***Area / Rm:***	484 SF
	Potential Biology or Physical Science Applications			***Quantity:***	4
Adjacencies:				***Total Area:***	1,936 SF

Space Classification:

●	Laboratory	●	Chemistry Labs	○	Equipment Lab	○	Robotics	○	Office
○	Laboratory Support	○	Microbiology Labs	○	Vivarium	○	Electronics	○	Training / Conference
○	Other	●	Physical Science Labs	○	Computation	○	Hazard Type	○	Food Service
○	Other	○	Laser Lab	○	AI	○	Other	○	Building Support
	Comments:	***Designed to BSL 2 Level for BioMedical Applications / Chemical Laboratories / Physical Science***						○	Warehouse / Storage

Floors / Base:				***Wall Materials:***		***Wall Finishes:***		***Ceiling:***		***Ceiling Ht:*** ***9' h minimum***	
○	Vinyl Composition Tile / 4" Base	○	Carpet/4" Vinyl Base	●	Gypsum Wall Board	○	Latex Paint	○	Acoustic Ceiling Tile	○	Exposed Unpainted
●	Seamless Sheet Vinyl / Integral Base	○	Sealed Concrete	○	Concrete Masonry Units	●	Epoxy Paint	○	Gypsum Wall Board/Paint	●	Mylar Faced Tile
○	Epoxy / Integral Coved Epoxy Base	○	Other	○	Other	○	Other	○	Exposed Painted	○	Other
	Comments:										

Laboratory Casework:

○	Wood	●	Base Cabinets Doors and Drawers	●	Movable Adj Ht Base Cabs	●	Epoxy Resin Tops	●	Open Shelving Upper Casework
●	Metal	●	Ceiling Utility Panels for Islands	○	Fixed	○	Chemical Resistant Plastic Laminate	○	Adjustable Shelving on Standards
○	Laminate	○	Other	○	Other	○	Stainless Steel Tops	●	Sliding Door Upper Casework
	Comments:	***Combination fixed casework for sinks and perimeter cabinets, movable casework for islands and penisulars.***				○	Trespar Tops	○	Swinging Door Upper Casework

Laboratory Accessories:

●	Drying Rack / each lab sink	●	Coat Rack	○	Other

Environmental Issues:

○	Noise Generator	○	Biological Waste Generator	●	Chemical Waste	○	Visual Privacy	○	Natural Light Preferred
●	Noise Sensitivity	○	Paper Waste	○	RA Waste	○	Visual Communication	○	Avoid Natural Light
	Comments:					○	Odor Producer	○	Other

Safety and Security:

○	Card Access	○	Security Cameras	○	Smoke Alarms	○	Humidity / Temperature Alarms (Metasys)	○	Power Interruption Alarm (REES)
●	Key Lock	○	Other	○	Heat Alarms	○	Other	○	Other
	Comments:								

Structural:

●	Vibration Sensitive	○	Floor Loading _____ PSF	○	Special Areas	○	Ceiling Mounted Equipment	○	Recessed Floor
	Comments:							○	Other

Plumbing:

●	Potable Water	●	Hot	●	Cold	●	Lab Air	○	Specialty Gas	●	Eye Wash
○	Process Water	○	Hot	○	Cold	○	Lab Vacuum	○	Specialty Gas	○	Safety Shower
●	High Purity Water	●	RO	○	DI	○	Natural Gas	○	Specialty Gas	○	Floor Drain
○	Water For Injection (WFI)	○	Hot	○	Cold	○	Scavange	○	Specialty Gas	○	Cup Sinks
○	Lab Sinks	○	SS	●	Epoxy	○	Oxygen	○	Specialty Gas	○	Other:
	Comments:										

Fire Protection:

●	Sprinkler System	●	Wet Pipe	○	Dry Pipe	○	Pre-Action	●	Flammable Materials	○	Explosive Materials
	Comments:										

HVAC:

○	Not Critical	○	Filtered Return	○	Monitored	●	Chem Fume Hood *6' Chemical Fume Hood*	○	BSC (A) - Size/Amount
○	Positive	○	Filtered Supply	●	Point Exhausts	○	RI Fume Hood - Size/Amount	○	BSC Vented (B2) - Size/Amount
●	Negative	○	Dbl Positive	○	Canopy Hood	○	Perchloric Fume Hood - Size/Amount	○	BSC Part Vent (B3) - Size/Amount
●	Air Change Rate: ***6 AC/H***	○	Dbl Negative	○	Walk In Cold Room	○	Walk-In Fume Hood - Size/Amount	○	Laminar Flow Bench - Size/Amount
	Comments:	***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***		○	Walk In Freezer Room	○	Other:	○	Other:
		Summer: 73*F +-2*F Temp / 50% +-5% RH					***Allow for Potential Use of Chemical Fume Hood and Biosafety Cabinet.***		

Electrical:

○	Filtering required for:			●	120V	○	480V - 1 Phase	○	Task Lighting for:
○	GFCI Outlets required for:			○	240V - 1 Phase	○	480V - 3 Phase	○	Primary Fluorescent Lighting
●	Stand By Power required for :	***Incubators / Ref / Freezers***		○	240V - 3 Phase	○	Dedicated Circuits	●	Primary LED Lighting
○	UPS required for:			●	208V *1 outlet*	○	Other:	○	Multi-Level Control Lighting
	Comments:							○	Lighting Levels:

Communications:

●	Data	○	Fiber	○	Wireless	○	Network Type	○	Intercom	○	Telephone	○	Other
○	Cat 6:	***Comments:***											

Special Notes:

ROOM DATA SHEETS

RS&H

Preliminary Draft

Equipment List

Client:	Innovation Center - Leon County		
Project:	*North Florida Innovation Laboratories*	*Location:*	Tallahassee, Florida
Room Name:	Chemical Storage	*Date:*	12-March-2021
Room No.:		*Existing Rms:*	

Lab Modules	1	
Net Area	121	sf
Quantity	1	
Total Area	**121**	**sf**

Equipment Information - For Owner

Project Equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer & Model		Source/ Install	Quantity - Existing, New, Future			Mount: FL-B-W- U/C	Norm. Size in inches: Width (side to side) x Depth (front to back) X Height			Notes - Restrictions - Groupings	Weight	Power (V/A/W)	UPS	Emergency Generator	Data	Water	Lab Gas, Specialty Gas, Vacuum, Compressed Air	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other
				Manufacturer	Model Number		E	New	F		W	D	H		Lbs		N/Y	N/Y	N/Y	N/Y	Type				

Lab Module Calculations - For A/E

Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
				-	**Subtotal inches**
	12	**12**		**12**	**in/ft**
		Lf per Unit	# of Units	-	LF Required
		5	0	0	Lab sink units
		4	0	0	Handwash sink
		4	0	0	Unassigned equipment
		6	0	0	Open work benches
		4	0	0	Lab Coat Rack
		4	0	0	Eyewash Safety Shower
				-	**LF Required**
		19	LF/Mod	-	Min Module Req.
				1	Module provided
		121	SF/mod	**121**	SF

Sourcing Key

OFOI:	Owner Furnished Owner Installed
OFCI:	Owner Furnished Contractor Installed
CFCI:	Contractor Furnished Contractor Installed

Equipment List Symbol Key

E :	Existing	FL :	Floor Mounted
F:	Future	B :	Bench Mounted
N:	No	W :	Wall Mounted
Y :	Yes	U/C :	Undercounter
V :	Voltage	W :	Wattage
		A :	Amperage

Specialty Gas Type

N2:	Nitrogen
O2:	Oxygen
H2:	Hydrogen
He:	Helium
Ar:	Argon
CH3:	Methane

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — *Client* — 12-March-2021 — *Date*

North Florida Innovation Laboratories — Tallahassee, Florida — *Project* — *Location* — 501-0929-000 — *Project Number*

Room Name:	**Chemical Storage**	***Room Number:***	***No. of Occupants:***	***Modules:***	**1**
Room Function:	Storage of solvents in solvent storage cabinets		***Hrs. in use / day:***	***Area / Rm:***	**121 SF**
	Could be outdoor hazardous storage unit			***Quantity:***	**1**
Adjacencies:				***Total Area:***	**121 SF**

Space Classification:

○ Laboratory	○ Chemistry Labs	○ Equipment Lab	○ Robotics	○ Office
● Laboratory Support	○ Microbiology Labs	○ Vivarium	○ Electronics	○ Training / Conference
○ Other	○ Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support
Comments: ***Chemical Storage***				○ Warehouse / Storage

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***9' h minimum***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile		● Exposed Unpainted
○ Seamless Sheet Vinyl / Integral Base	● Sealed Concrete	○ Concrete Masonry Units	● Epoxy Paint	○ Gypsum Wall Board/Paint		○ Mylar Faced Tile
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted		○ Other
Comments:						

Laboratory Casework:

○ Wood	○ Base Cabinets Doors and Drawers	○ Movable Adj Ht Base Cabs	○ Epoxy Resin Tops	○ Open Shelving Upper Casework
○ Metal	○ Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	○ Adjustable Shelving on Standards
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	○ Sliding Door Upper Casework
Comments: ***Solvent Storage Cabinets, Acid and Base Cabinets***			○ Trespar Tops	○ Swinging Door Upper Casework

Laboratory Accessories:

○ Drying Rack / each lab sink	○ Coat Rack	○ Other

Environmental Issues:

○ Noise Generator	○ Biological Waste Generator	● Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
○ Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			○ Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments:				○ Other

Plumbing:

○ Potable Water	○ Hot	○ Cold	○ Lab Air	○ Specialty Gas		● Eye Wash
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas		● Safety Shower
○ High Purity Water	○ RO	○ DI	○ Natural Gas	○ Specialty Gas		○ Floor Drain
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas		○ Cup Sinks
○ Lab Sinks	○ SS	○ Epoxy	○ Oxygen	○ Specialty Gas		○ Other:
Comments:						

Fire Protection:

● Sprinkler System	● Wet Pipe ○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials
Comments:				

HVAC:

○ Not Critical	○ Filtered Return	○ Monitored	○ Chem Fume Hood	○ BSC (A) - Size/Amount
○ Positive	○ Filtered Supply	○ Point Exhausts	○ RI Fume Hood - Size/Amount	○ BSC Vented (B2) - Size/Amount
● Negative	○ Dbl Positive	○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount	○ BSC Part Vent (B3) - Size/Amount
● Air Change Rate: ***6 AC/H***	○ Dbl Negative	○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount	○ Laminar Flow Bench - Size/Amount
Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***		○ Walk In Freezer Room	○ Other:	○ Other:
Summer: 73*F +-2*F Temp / 50% +-5% RH				

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:	
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting	
○ Stand By Power required for :	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting	
○ UPS required for:	○ 208V *1 outlet*	○ Other:	○ Multi-Level Control Lighting	
Comments: ***Grounding***			○ Lighting Levels:	

Communications:

○ Data	○ Fiber	○ Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H

Preliminary Draft

Equipment List

Client:	Innovation Center - Leon County
Project:	*North Florida Innovation Laboratories*
Location:	Tallahassee, Florida
Room Name:	Clean Fabrication Lab
Date:	12-March-2021
Room No.:	
Existing Rms:	

Lab Modules	4	
Net Area	484	sf
Quantity	1	
Total Area	**484**	**sf**

Equipment Information - For Owner

Project Equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer & Model		Source/ Install'	Quantity - Existing, New, Future			Mount: FL-B-W- U/C	Norm. Size in inches: Width (side to side) x Depth (front to back) X Height			Notes - Restrictions - Groupings	Weight	Power (V/A/W)	UPS	Emergency Generator	Data	Water	Lab Gas, Specialty Gas, Vacuum, Compressed Air	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other
				Manufacturer	Model Number		E	New	F		W	D	H		Lbs		N/Y	N/Y	N/Y	N/Y	Type				

Lab Module Calculations - For A/E

Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
				-	**Subtotal inches**
	12	**12**		**12**	**in/ft**
		Lf per Unit	# of Units	-	LF Required
		5	0	0	Lab sink units
		4	0	0	Handwash sink
		4	0	0	Unassigned equipment
		6	0	0	Open work benches
		4	0	0	Lab Coat Rack
		4	0	0	Eyewash Safety Shower
				-	**LF Required**
		19	LF/Mod	-	Min Module Req.
				4	Module provided
		121	SF/mod	**484**	SF

Sourcing Key

OFOI:	Owner Furnished Owner Installed
OFCI:	Owner Furnished Contractor Installed
CFCI:	Contractor Furnished Contractor Installed

Equipment List Symbol Key

E :	Existing	FL :	Floor Mounted
F:	Future	B :	Bench Mounted
N:	No	W :	Wall Mounted
Y :	Yes	U/C :	Undercounter
V :	Voltage	W :	Wattage
		A :	Amperage

Specialty Gas Type

N2:	Nitrogen
O2:	Oxygen
H2:	Hydrogen
He:	Helium
Ar:	Argon
CH3:	Methane

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — *Client* — **12-March-2021** — *Date*

North Florida Innovation Laboratories — *Project* — **Tallahassee, Florida** — *Location* — **501-0929-000** — *Project Number*

Room Name:	**Clean Fabrication Lab**	***Room Number:***	***No. of Occupants:***	***Modules:***	**4**
Room Function:	For Product development		***Hrs. in use / day:***	***Area / Rm:***	**484 SF**
	3D Printers, Electronic components			***Quantity:***	**1**
Adjacencies:				***Total Area:***	**484 SF**

Space Classification:

● Laboratory	○ Chemistry Labs	● Equipment Lab	○ Robotics	○ Office
○ Laboratory Support	○ Microbiology Labs	○ Vivarium	● Electronics	○ Training / Conference
○ Other	● Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support
Comments: ***Designed for product development***				○ Warehouse / Storage

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***10'***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile		○ Exposed Unpainted
● Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	● Epoxy Paint	○ Gypsum Wall Board/Paint		● Mylar Faced Tile
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted		○ Other
Comments:						

Laboratory Casework:

○ Wood	● Base Cabinets Doors and Drawers	● Movable Adj Ht Base Cabs	● Epoxy Resin Tops	● Open Shelving Upper Casework
● Metal	● Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	○ Adjustable Shelving on Standards
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	● Sliding Door Upper Casework
Comments: ***Combination fixed casework for sinks and perimeter cabinets, movable casework for islands and penisulars.***			○ Trespar Tops	○ Swinging Door Upper Casework

Laboratory Accessories:

○ Drying Rack / each lab sink	● Coat Rack	○ Other

Environmental Issues:

● Noise Generator	○ Biological Waste Generator	○ Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
○ Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			○ Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments:				○ Other

Plumbing:

● Potable Water	● Hot	● Cold	○ Lab Air	○ Specialty Gas		○ Eye Wash
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas		○ Safety Shower
○ High Purity Water	○ RO	○ DI	○ Natural Gas	○ Specialty Gas		○ Floor Drain
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas		○ Cup Sinks
○ Lab Sinks	○ SS	○ Epoxy	○ Oxygen	○ Specialty Gas		○ Other:
Comments:						

Fire Protection:

● Sprinkler System	● Wet Pipe ○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials
Comments:				

HVAC:

○ Not Critical	○ Filtered Return	○ Monitored	○ Chem Fume Hood	○ BSC (A) - Size/Amount
○ Positive	○ Filtered Supply	● Point Exhausts	○ RI Fume Hood - Size/Amount	○ BSC Vented (B2) - Size/Amount
● Negative	○ Dbl Positive	○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount	○ BSC Part Vent (B3) - Size/Amount
● Air Change Rate: ***6 AC/H***	○ Dbl Negative	○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount	○ Laminar Flow Bench - Size/Amount
Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***		○ Walk In Freezer Room	● Other:	○ Other:
Summer: 73*F +-2*F Temp / 50% +-5% RH			***Allow for Potential Use of point of use exhaust for soldering or other Fabrication functions.***	

Electrical:

○ Filtering required for:		● 120V	○ 480V - 1 Phase	○ Task Lighting for:
○ GFCI Outlets required for:		○ 240V - 1 Phase	● 480V - 3 Phase	○ Primary Fluorescent Lighting
● Stand By Power required for : ***General accomodation***		● 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting
○ UPS required for:		● 208V	○ Other:	○ Multi-Level Control Lighting
Comments:				○ Lighting Levels:

Communications:

● Data	○ Fiber	○ Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H

Preliminary Draft

Equipment List

Client: Innovation Center - Leon County
Project: North Florida Innovation Laboratories
Room Name: Common Support Lab
Room No.:
Location: Tallahassee, Florida
Date: 12-March-2021
Existing Rms:

Lab Modules	2
Net Area	242 sf
Quantity	1
Total Area	242 sf

Equipment Information - For Owner

Project equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer	Manufacturer & Model Model Number	Source/ Install	Quantity - Existing, New, Future E	New	F	Mount: E-W-M-U/C	Norm. Size in Inches: Width (side to side) X Depth (front to back) X Height W	D	H	Notes - Restrictions - Groupings	Weight lbs	Power (V/A/W)	UPS N/Y	Emergency Generator N/Y	Data N/Y	Water N/Y	Lab Gas, Specialty Gas, Vacuum, Compressed Air Type	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other	Width (inches)	Added Space (inches)	Subtotal (inches)	Number	Total Allocation (inches)	Notes
																										0	0	0	0	0	
																										0	0	0	0	0	
			Refrigerators																							0	0	0	0	0	
			Freezers																							0	0	0	0	0	
			Ice Machine																							0	0	0	0	0	
																										0	0	0	0	0	

Lab Module Calculations - For A/E

	LF per Unit	# of Units	LF Required
	12	1	12
			-
			0
	5	0	0
	4	0	0
			Subtotal inches
			-
			12 lin/ft
			-
			0
			0
			0
	4	0	0
	6	0	0
	4	0	0
	4	0	0
			-
			UF Required
	19	LF/Mod	-
			Min Module Req.
			2 Module provided
	121	SF/mod	242 SF

Sourcing Key
OFOI: Owner Furnished Owner Installed
OFCI: Owner Furnished Contractor Installed
CFCI: Contractor Furnished Contractor Installed

Equipment List Symbol Key
E: Existing
F: Future
N: No
Y: Yes
V: Voltage
FL: Floor Mounted
B: Bench Mounted
W: Wall Mounted
U/C: Undercounter
W: Wattage
A: Amperage

Specialty Gas Type
N2: Nitrogen
O2: Oxeen
H2: Hydrogen
He: Helium
Ar: Argon
CH3: Methane

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — *Client* — 12-March-2021 — *Date*

North Florida Innovation Laboratories — Tallahassee, Florida — 501-0929-000
Project — *Location* — *Project Number*

Room Name:	**Common Support Lab**	***Room Number:***	***No. of Occupants:***	***Modules:***	**2**
Room Function:	2 Module support Lab Laboratory		***Hrs. in use / day:***	***Area / Rm:***	**242 SF**
	Shared Support with Fume hood and common equipment			***Quantity:***	**1**
Adjacencies:	Laboratories			***Total Area:***	**242 SF**

Space Classification:

● Laboratory	● Chemistry Labs	○ Equipment Lab	○ Robotics	○ Office
○ Laboratory Support	● Microbiology Labs	○ Vivarium	○ Electronics	○ Training / Conference
○ Other	○ Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support
Comments: ***Designed to BSL 2 Level for BioMedical Applications***				○ Warehouse / Storage

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***9' h minimum***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile		○ Exposed Unpainted
● Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	● Epoxy Paint	○ Gypsum Wall Board/Paint		● Mylar Faced Tile
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted		○ Other
Comments:						

Laboratory Casework:

○ Wood	● Base Cabinets Doors and Drawers	● Movable Adj Ht Base Cabs	● Epoxy Resin Tops	● Open Shelving Upper Casework
● Metal	● Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	○ Adjustable Shelving on Standards
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	● Sliding Door Upper Casework
Comments: ***Combination fixed casework for sinks and perimeter cabinets, movable casework for islands and penisulars.***			○ Trespar Tops	○ Swinging Door Upper Casework

Laboratory Accessories:

● Drying Rack / each lab sink	● Coat Rack	○ Other

Environmental Issues:

○ Noise Generator	● Biological Waste Generator	● Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
○ Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			○ Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments:				○ Other

Plumbing:

● Potable Water	● Hot	● Cold	○ Lab Air	○ Specialty Gas		● Eye Wash
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas		○ Safety Shower
● High Purity Water	● RO	○ DI	○ Natural Gas	○ Specialty Gas		○ Floor Drain
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas		○ Cup Sinks
○ Lab Sinks	○ SS	● Epoxy	○ Oxygen	○ Specialty Gas		○ Other:
Comments:						

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials
Comments:					

HVAC:

○ Not Critical	○ Filtered Return	○ Monitored	● Chem Fume Hood ***4' CFH***	○ BSC (A) - Size/Amount
○ Positive	○ Filtered Supply	○ Point Exhausts	○ RI Fume Hood - Size/Amount	○ BSC Vented (B2) - Size/Amount
● Negative	○ Dbl Positive	○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount	○ BSC Part Vent (B3) - Size/Amount
● Air Change Rate: ***6 AC/H***	○ Dbl Negative	○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount	○ Laminar Flow Bench - Size/Amount
Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***		○ Walk In Freezer Room	○ Other:	○ Other:
Summer: 73*F +-2*F Temp / 50% +-5% RH				

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:	
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting	
● Stand By Power required for : ***Incubators / Ref / Freezers***	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting	
○ UPS required for:	● 208V *1 outlet*	○ Other:	○ Multi-Level Control Lighting	
Comments:			○ Lighting Levels:	

Communications:

● Data	○ Fiber	○ Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H — *Official Use Only* — ***Room Data Sheets***

Innovation Center - Leon County		12-March-2021
Client		*Date*
North Florida Innovation Laboratories	Tallahassee, Florida	501-0929-000
Project	*Location*	*Project Number*

Room Name:	**Conference Room**	***Room Number:***	***No. of Occupants:***	***Modules:***	
Room Function:			***Hrs. in use / day:***	***Area / Rm:***	**500 SF**
				Quantity:	**1**
Adjacencies:	***Adjacent to administration office and lobby.***			***Total Area:***	**500 SF**

Space Classification:

- ○ Office
- ○ Other
- ● Training / Conference
- ○ Break Area
- ○ Copy / Printing

Comments: ***Conference and training room for 20-25 persons (flex training tables)***

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***8' H minimum***
○ Vinyl Composition Tile / 4" Base	● Carpet/4" Vinyl Base	● Gypsum Wall Board	● Latex Paint	● Acoustic Ceiling Tile	○ Exposed Unpainted	
○ Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	○ Epoxy Paint	○ Gypsum Wall Board/Paint	○ Mylar Faced Tile	
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted	○ Other	

Comments:

Office / Work Station Type	SF	Amount	Total
○ Closed Office Type 1	150		0
○ Closed Office Type 3	90		0
○ Open Workstation - U Shape	84		0
○ Open Workstation - L Shape	70		0
○ Open Workstation - Straight	30		0
Total Office Space			

Environmental Issues:

○ Noise Generator	● Paper Waste	○ Visual Privacy	● Natural Light Preferred
● Noise Sensitivity	○ Other	○ Visual Communication	○ Avoid Natural Light

Comments:

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other

Comments:

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
				○ Other

Comments:

Plumbing:

○ Potable Water	○ Hot	○ Cold
○ Sinks	○ SS	○ Epoxy

Comments:

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials

Comments:

HVAC:

● Not Critical	○ Filtered Return	○ Monitored
○ Positive	○ Filtered Supply	○ Point Exhausts
○ Negative	○ Dbl Positive	
○ Air Change Rate:	○ Dbl Negative	

Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***
Summer: 73*F +-2*F Temp / 50% +-5% RH

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting
○ Stand By Power required for :	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting
○ UPS required for:	○ 208V	○ Other:	○ Multi-Level Control Lighting
Comments:			○ Lighting Levels:

Communications:

● Data	○ Fiber	● Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — *Client* — 12-March-2021 — *Date*

North Florida Innovation Laboratories — *Project* — Tallahassee, Florida — *Location* — 501-0929-000 — *Project Number*

Room Name:	**Cylinder Storage**	***Room Number:***	***No. of Occupants:***	***Modules:***	**3**
Room Function:	gas cylinder storage		***Hrs. in use / day:***	***Area / Rm:***	**363 SF**
				Quantity:	**1**
Adjacencies:	Outside on loading dock			***Total Area:***	**363 SF**

Space Classification:

○ Laboratory	○ Chemistry Labs	○ Equipment Lab	○ Robotics	○ Office
● Laboratory Support	○ Microbiology Labs	○ Vivarium	○ Electronics	○ Training / Conference
○ Other	○ Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support
Comments: ***Gas Cylinder Area - leaseable caged sub areas for tenants***				○ Warehouse / Storage

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***9' h minimum***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	○ Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile		○ Exposed Unpainted
○ Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	○ Epoxy Paint	○ Gypsum Wall Board/Paint		○ Mylar Faced Tile
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted		○ Other
Comments: Outside						

Laboratory Casework:

○ Wood	○ Base Cabinets Doors and Drawers	○ Movable Adj Ht Base Cabs	○ Epoxy Resin Tops	○ Open Shelving Upper Casework
○ Metal	○ Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	○ Adjustable Shelving on Standards
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	○ Sliding Door Upper Casework
Comments:			○ Trespar Tops	○ Swinging Door Upper Casework

Laboratory Accessories:

○ Drying Rack / each lab sink	○ Coat Rack	○ Other

Environmental Issues:

○ Noise Generator	○ Biological Waste Generator	○ Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
○ Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			○ Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments:				○ Other

Plumbing:

○ Potable Water	○ Hot	○ Cold	○ Lab Air	○ Specialty Gas	○ Eye Wash
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas	○ Safety Shower
○ High Purity Water	○ RO	○ DI	○ Natural Gas	○ Specialty Gas	○ Floor Drain
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas	○ Cup Sinks
○ Lab Sinks	○ SS	○ Epoxy	○ Oxygen	○ Specialty Gas	○ Other:
Comments:					

Fire Protection:

● Sprinkler System	● Wet Pipe ○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials
Comments:				

HVAC:

○ Not Critical	○ Filtered Return	○ Monitored	○ Chem Fume Hood	○ BSC (A) - Size/Amount
○ Positive	○ Filtered Supply	○ Point Exhausts	○ RI Fume Hood - Size/Amount	○ BSC Vented (B2) - Size/Amount
○ Negative	○ Dbl Positive	○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount	○ BSC Part Vent (B3) - Size/Amount
○ Air Change Rate:	○ Dbl Negative	○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount	○ Laminar Flow Bench - Size/Amount
Comments:		○ Walk In Freezer Room	○ Other:	○ Other:

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:	
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting	
○ Stand By Power required for :	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting	
○ UPS required for:	○ 208V *1 outlet*	○ Other:	○ Multi-Level Control Lighting	
Comments: ***Grounding***			○ Lighting Levels:	

Communications:

○ Data	○ Fiber	○ Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H

Preliminary Draft

Equipment List

Client:	Innovation Center - Leon County		
Project:	*North Florida Innovation Laboratories*	*Location:*	Tallahassee, Florida
Room Name:	Dry Lab Type A	*Date:*	12-March-2021
Room No.:		*Existing Rms:*	

Lab Modules	2	
Net Area	242	sf
Quantity	7	
Total Area	**1.694**	**sf**

Equipment Information - For Owner

Project Equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer & Model		Source/ Install'	Quantity - Existing, New, Future			Mount: FL-B-W- U/C	Norm. Size in inches: Width (side to side) x Depth (front to back) X Height			Notes - Restrictions - Groupings	Weight	Power (V/A/W)	UPS	Emergency Generator	Data	Water	Lab Gas, Specialty Gas, Vacuum, Compressed Air	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other
				Manufacturer	Model Number		E	New	F		W	D	H		Lbs		N/Y	N/Y	N/Y	N/Y	Type				

Lab Module Calculations - For A/E

Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
				-	**Subtotal inches**
	12	**12**		**12**	**in/ft**
		Lf per Unit	# of Units	-	LF Required
		5	0	0	Lab sink units
		4	0	0	Handwash sink
		4	0	0	Unassigned equipment
		6	0	0	Open work benches
		4	0	0	Lab Coat Rack
		4	0	0	Eyewash Safety Shower
				-	**LF Required**
		19	LF/Mod	-	Min Module Req.
				2	Module provided
		121	SF/mod	**242**	SF

Sourcing Key
- **OFOI:** Owner Furnished Owner Installed
- **OFCI:** Owner Furnished Contractor Installed
- **CFCI:** Contractor Furnished Contractor Installed

Equipment List Symbol Key
- **E :** Existing
- **F:** Future
- **N:** No
- **Y :** Yes
- **V :** Voltage
- **FL :** Floor Mounted
- **B :** Bench Mounted
- **W :** Wall Mounted
- **U/C :** Undercounter
- **W :** Wattage
- **A :** Amperage

Specialty Gas Type
- **N2:** Nitrogen
- **O2:** Oxygen
- **H2:** Hydrogen
- **He:** Helium
- **Ar:** Argon
- **CH3:** Methane

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — *Client* — 12-March-2021 — *Date*

North Florida Innovation Laboratories — *Project* — Tallahassee, Florida — *Location* — 501-0929-000 — *Project Number*

Room Name:	**Dry Lab Type A**	***Room Number:***	***No. of Occupants:***	***Modules:***	**2**
Room Function:	2 Module General Purpose Dry Laboratory		***Hrs. in use / day:***	***Area / Rm:***	**242 SF**
	Potential Electronics, Physical Science laboratory			***Quantity:***	**7**
Adjacencies:				***Total Area:***	**1,694 SF**

Space Classification:

● Laboratory	○ Chemistry Labs	○ Equipment Lab	○ Robotics	○ Office
○ Laboratory Support	○ Microbiology Labs	○ Vivarium	○ Electronics	○ Training / Conference
○ Other	● Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support
Comments:				○ Warehouse / Storage

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***9' h minimum***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile		○ Exposed Unpainted
● Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	● Epoxy Paint	○ Gypsum Wall Board/Paint		● Mylar Faced Tile
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted		○ Other
Comments:						

Laboratory Casework:

○ Wood	● Base Cabinets Doors and Drawers	● Movable Adj Ht Base Cabs	● Epoxy Resin Tops	● Open Shelving Upper Casework
● Metal	● Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	○ Adjustable Shelving on Standards
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	● Sliding Door Upper Casework
Comments: ***Combination fixed casework for perimeter cabinets, movable casework for islands and penisulars.***			○ Trespar Tops	○ Swinging Door Upper Casework

Laboratory Accessories:

○ Drying Rack / each lab sink	● Coat Rack	○ Other

Environmental Issues:

○ Noise Generator	○ Biological Waste Generator	○ Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
○ Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			○ Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments:				○ Other

Plumbing:

● Potable Water	● Hot	● Cold	○ Lab Air	○ Specialty Gas	○ Eye Wash	**Ask?**
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas	○ Safety Shower	
○ High Purity Water	○ RO	○ DI	○ Natural Gas	○ Specialty Gas	○ Floor Drain	
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas	○ Cup Sinks	
○ Lab Sinks	○ SS	○ Epoxy	○ Oxygen	○ Specialty Gas	○ Other:	
Comments:						

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials
Comments:					

HVAC:

○ Not Critical	○ Filtered Return	○ Monitored	○ Chem Fume Hood	○ BSC (A) - Size/Amount	
○ Positive	○ Filtered Supply	● Point Exhausts	○ RI Fume Hood - Size/Amount	○ BSC Vented (B2) - Size/Amount	
● Negative	○ Dbl Positive	○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount	○ BSC Part Vent (B3) - Size/Amount	
● Air Change Rate: ***6 AC/H***	○ Dbl Negative	○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount	○ Laminar Flow Bench - Size/Amount	
Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***		○ Walk In Freezer Room	○ Other:	○ Other:	
Summer: 73*F +-2*F Temp / 50% +-5% RH		***Soldering potential***			

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:	
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting	
● Stand By Power required for :	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting	
○ UPS required for:	● 208V *1 outlet*	○ Other:	○ Multi-Level Control Lighting	
Comments:			○ Lighting Levels:	

Communications:

● Data	○ Fiber	○ Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H — *Preliminary Draft* — *Equipment List*

Client:	Innovation Center - Leon County		
Project:	*North Florida Innovation Laboratories*	*Location:*	Tallahassee, Florida
Room Name:	Dry Lab Type B	*Date:*	12-March-2021
Room No.:		*Existing Rms:*	

Lab Modules	4	
Net Area	484	sf
Quantity	4	
Total Area	**1,936**	**sf**

Equipment Information - For Owner

Project Equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer & Model		Source/ Install	Quantity - Existing, New, Future			Mount: FL-B-W- U/C	Norm. Size in inches: Width (side to side) x Depth (front to back) X Height			Notes - Restrictions - Groupings	Weight	Power (V/A/W)	UPS	Emergency Generator	Data	Water	Lab Gas, Specialty Gas, Vacuum, Compressed Air	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other
				Manufacturer	Model Number		E	New	F		W	D	H		Lbs		N/Y	N/Y	N/Y	N/Y	Type				

Lab Module Calculations - For A/E

Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
				-	**Subtotal inches**
	12	**12**		**12**	**in/ft**
		Lf per Unit	# of Units	-	LF Required
		5	0	0	Lab sink units
		4	0	0	Handwash sink
		4	0	0	Unassigned equipment
		6	0	0	Open work benches
		4	0	0	Lab Coat Rack
		4	0	0	Eyewash Safety Shower
				-	**LF Required**
		19	LF/Mod	-	Min Module Req.
				4	Module provided
		121	SF/mod	**484**	SF

Sourcing Key

OFOI:	Owner Furnished Owner Installed
OFCI:	Owner Furnished Contractor Installed
CFCI:	Contractor Furnished Contractor Installed

Equipment List Symbol Key

E :	Existing	FL :	Floor Mounted
F:	Future	B :	Bench Mounted
N:	No	W :	Wall Mounted
Y :	Yes	U/C :	Undercounter
V :	Voltage	W :	Wattage
		A :	Amperage

Specialty Gas Type

N2:	Nitrogen
O2:	Oxygen
H2:	Hydrogen
He:	Helium
Ar:	Argon
CH3:	Methane

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — *Client* — 12-March-2021 — *Date*

North Florida Innovation Laboratories — Tallahassee, Florida — *Project* — *Location* — 501-0929-000 — *Project Number*

Room Name:	**Dry Lab Type B**	***Room Number:***	***No. of Occupants:***	***Modules:***	**4**
Room Function:	4 Module General Purpose Dry Laboratory		***Hrs. in use / day:***	***Area / Rm:***	**484 SF**
	Potential Electronics, Physical Science laboratory			***Quantity:***	**4**
Adjacencies:				***Total Area:***	**1,936 SF**

Space Classification:

● Laboratory	○ Chemistry Labs	○ Equipment Lab	○ Robotics	○ Office
○ Laboratory Support	○ Microbiology Labs	○ Vivarium	○ Electronics	○ Training / Conference
○ Other	● Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support
Comments:				○ Warehouse / Storage

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***9' h minimum***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile		○ Exposed Unpainted
● Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	● Epoxy Paint	○ Gypsum Wall Board/Paint		● Mylar Faced Tile
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted		○ Other
Comments:						

Laboratory Casework:

○ Wood	● Base Cabinets Doors and Drawers	● Movable Adj Ht Base Cabs	● Epoxy Resin Tops	● Open Shelving Upper Casework
● Metal	● Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	○ Adjustable Shelving on Standards
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	● Sliding Door Upper Casework
Comments: ***Combination fixed casework for perimeter cabinets, movable casework for islands and penisulars.***			○ Trespar Tops	○ Swinging Door Upper Casework

Laboratory Accessories:

○ Drying Rack / each lab sink	● Coat Rack	○ Other

Environmental Issues:

○ Noise Generator	○ Biological Waste Generator	○ Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
○ Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			○ Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments:				○ Other

Plumbing:

● Potable Water	● Hot	● Cold	○ Lab Air	○ Specialty Gas	● Eye Wash
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas	○ Safety Shower
○ High Purity Water	○ RO	○ DI	○ Natural Gas	○ Specialty Gas	○ Floor Drain
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas	○ Cup Sinks
○ Lab Sinks	○ SS	○ Epoxy	○ Oxygen	○ Specialty Gas	○ Other:
Comments:					

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials
Comments:					

HVAC:

○ Not Critical	○ Filtered Return	○ Monitored	○ Chem Fume Hood	○ BSC (A) - Size/Amount	
○ Positive	○ Filtered Supply	● Point Exhausts	○ RI Fume Hood - Size/Amount	○ BSC Vented (B2) - Size/Amount	
● Negative	○ Dbl Positive	○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount	○ BSC Part Vent (B3) - Size/Amount	
● Air Change Rate: ***6 AC/H***	○ Dbl Negative	○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount	○ Laminar Flow Bench - Size/Amount	
Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***		○ Walk In Freezer Room	○ Other:	○ Other:	
Summer: 73*F +-2*F Temp / 50% +-5% RH		***Soldering Potential***			

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:	
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting	
● Stand By Power required for :	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting	
○ UPS required for:	● 208V *1 outlet*	○ Other:	○ Multi-Level Control Lighting	
Comments:			○ Lighting Levels:	

Communications:

● Data	○ Fiber	○ Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H — *Preliminary Draft* — *Equipment List*

Client:	Innovation Center - Leon County		
Project:	*North Florida Innovation Laboratories*	*Location:*	Tallahassee, Florida
Room Name:	Flex Lab	*Date:*	12-March-2021
Room No.:		*Existing Rms:*	

Lab Modules	4	
Net Area	484	sf
Quantity	8	
Total Area	**3,872**	**sf**

Equipment Information - For Owner

Project Equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer & Model: Manufacturer	Manufacturer & Model: Model Number	Source/ Install'	Quantity - Existing, New, Future: E	New	F	Mount: FL-B-W- U/C	Norm. Size in inches: Width (side to side) x Depth (front to back) X Height: W	D	H	Notes - Restrictions - Groupings	Weight (Lbs)	Power (V/A/W)	UPS (N/Y)	Emergency Generator (N/Y)	Data (N/Y)	Water (N/Y)	Lab Gas, Specialty Gas, Vacuum, Compressed Air (Type)	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other

Lab Module Calculations - For A/E

Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
				-	**Subtotal inches**
	12	**12**		**12**	**in/ft**
		Lf per Unit	# of Units	-	LF Required
		5	0	0	Lab sink units
		4	0	0	Handwash sink
		4	0	0	Unassigned equipment
		6	0	0	Open work benches
		4	0	0	Lab Coat Rack
		4	0	0	Eyewash Safety Shower
				-	**LF Required**
		19	LF/Mod	-	Min Module Req.
				4	Module provided
		121	SF/mod	**484**	SF

Sourcing Key
OFOI: Owner Furnished Owner Installed
OFCI: Owner Furnished Contractor Installed
CFCI: Contractor Furnished Contractor Installed

Equipment List Symbol Key
E : Existing — FL : Floor Mounted
F: Future — B : Bench Mounted
N: No — W : Wall Mounted
Y : Yes — U/C : Undercounter
V : Voltage — W : Wattage
A : Amperage

Specialty Gas Type
N2: Nitrogen
O2: Oxygen
H2: Hydrogen
He: Helium
Ar: Argon
CH3: Methane

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — *Client* — 12-March-2021 — *Date*

North Florida Innovation Laboratories — *Project* — Tallahassee, Florida — *Location* — 501-0929-000 — *Project Number*

Room Name:	Flex Lab	*Room Number:*	*No. of Occupants:*	*Modules:*	4
Room Function:	*4 Module General Purpose space that can used*		*Hrs. in use / day:*	*Area / Rm:*	484 SF
	for electronics labs and small fabrications			*Quantity:*	8
Adjacencies:	*Unfinished floors and ceilings*			*Total Area:*	3,872 SF

Space Classification:

● Laboratory	○ Chemistry Labs	● Equipment Lab	○ Robotics	○ Office	
○ Laboratory Support	○ Microbiology Labs	○ Vivarium	● Electronics	○ Training / Conference	
○ Other	○ Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service	
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support	
Comments: *Designed to BSL 2 Level for BioMedical Applications / Chemical Laboratories / Physical Science*				○ Warehouse / Storage	

Floors / Base:		*Wall Materials:*	*Wall Finishes:*	*Ceiling:*		*Ceiling Ht:* *9' h minimum*
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile	○ Exposed Unpainted	
○ Seamless Sheet Vinyl / Integral Base	● Sealed Concrete	○ Concrete Masonry Units	● Epoxy Paint	○ Gypsum Wall Board/Paint	○ Mylar Faced Tile	
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	● Exposed Painted	○ Other	
Comments:						

Laboratory Casework:

○ Wood	○ Base Cabinets Doors and Drawers	○ Movable Adj Ht Base Cabs	○ Epoxy Resin Tops	○ Open Shelving Upper Casework	
○ Metal	○ Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	○ Adjustable Shelving on Standards	
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	○ Sliding Door Upper Casework	
Comments:			○ Trespar Tops	○ Swinging Door Upper Casework	

Laboratory Accessories:

○ Drying Rack / each lab sink	○ Coat Rack	○ Other

Environmental Issues:

○ Noise Generator	○ Biological Waste Generator	○ Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
○ Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			○ Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments:				○ Other

Plumbing:

● Potable Water	● Hot	● Cold	○ Lab Air	○ Specialty Gas		○ Eye Wash
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas		○ Safety Shower
○ High Purity Water	○ RO	○ DI	○ Natural Gas	○ Specialty Gas		○ Floor Drain
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas		○ Cup Sinks
○ Lab Sinks	○ SS	○ Epoxy	○ Oxygen	○ Specialty Gas		● Other: **Compressed air**
Comments: *Capability to pipe in utilies as required upon lease.* *Hand wash sink*						*for tools*

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials
Comments:					

HVAC:

● Not Critical	○ Filtered Return	○ Monitored	○ Chem Fume Hood		○ BSC (A) - Size/Amount
○ Positive	○ Filtered Supply	● Point Exhausts	○ RI Fume Hood - Size/Amount		○ BSC Vented (B2) - Size/Amount
○ Negative	○ Dbl Positive	○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount		○ BSC Part Vent (B3) - Size/Amount
○ Air Change Rate:	○ Dbl Negative	○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount		○ Laminar Flow Bench - Size/Amount
Comments: *Winter: 71*F +- 2*F Temp / 40% +- 5% RH*		○ Walk In Freezer Room	○ Other:		○ Other:
*Summer: 73*F +-2*F Temp / 50% +-5% RH*					

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:	
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting	
○ Stand By Power required for :	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting	
○ UPS required for:	● 208V *1 outlet*	○ Other:	○ Multi-Level Control Lighting	
Comments:			○ Lighting Levels:	

Communications:

● Data	○ Fiber	○ Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	*Comments:*					

Special Notes:

ROOM DATA SHEETS

RS&H | *Official Use Only* | ***Room Data Sheets***

Innovation Center - Leon County — *Client* — **12-March-2021** *Date*

North Florida Innovation Laboratories — *Project* — **Tallahassee, Florida** *Location* — **501-0929-000** *Project Number*

Room Name:	**Huddle Rooms**	***Room Number:***	***No. of Occupants:***	***Modules:***	
Room Function:	Small Video Conference and collaborations		***Hrs. in use / day:***	***Area / Rm:***	**121 SF**
				Quantity:	**2**
Adjacencies:	Near Laboratories			***Total Area:***	**242 SF**

Space Classification:

- ○ Office
- ○ Other
- ● Training / Conference
- ○ Break Area
- ○ Copy / Printing

Comments: ***Area to contain small wall mounted conference table with two net connected vidoes screens, three chairs.***

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***8' H minimum***
○ Vinyl Composition Tile / 4" Base	● Carpet/4" Vinyl Base	● Gypsum Wall Board	● Latex Paint	● Acoustic Ceiling Tile	○ Exposed Unpainted	
○ Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	○ Epoxy Paint	○ Gypsum Wall Board/Paint	○ Mylar Faced Tile	
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted	○ Other	

Comments:

Office / Work Station Type	SF	Amount	Total
○ Closed Office Type 1	150		0
○ Closed Office Type 3	90		0
○ Open Workstation - U Shape	84		0
○ Open Workstation - L Shape	70		0
○ Open Workstation - Straight	30		0
Total Office Space			

Environmental Issues:

○ Noise Generator	● Paper Waste	○ Visual Privacy	● Natural Light Preferred
● Noise Sensitivity	○ Other	○ Visual Communication	○ Avoid Natural Light

Comments:

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other

Comments:

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
				○ Other

Comments:

Plumbing:

○ Potable Water	○ Hot	○ Cold
○ Sinks	○ SS	○ Epoxy

Comments:

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials

Comments:

HVAC:

● Not Critical	○ Filtered Return	○ Monitored
○ Positive	○ Filtered Supply	○ Point Exhausts
○ Negative	○ Dbl Positive	
○ Air Change Rate:	○ Dbl Negative	

Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***
Summer: 73*F +-2*F Temp / 50% +-5% RH

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting
○ Stand By Power required for :	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting
○ UPS required for:	○ 208V	○ Other:	○ Multi-Level Control Lighting
Comments:			○ Lighting Levels:

Communications:

● Data	○ Fiber	● Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

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Innovation Center - Leon County — 12-March-2021
Client — *Date*

North Florida Innovation Laboratories — **Tallahassee, Florida** — **501-0929-000**
Project — *Location* — *Project Number*

Room Name:	**Coworking space**	***Room Number:***	***No. of Occupants:***	***Modules:***	**4**
Room Function:	Used as shared work space area for informal lap top work and visiting work space		***Hrs. in use / day:***	***Area / Rm:***	**484 SF**
				Quantity:	**1**
Adjacencies:	Near lobby			***Total Area:***	**484 SF**

Space Classification:

- ● Office
- ● Training / Conference
- ○ Break Area
- ○ Copy / Printing
- ○ Other

Comments: ***Area to contain small seating area for 4 persons, marker board***

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***8' H minimum***
○ Vinyl Composition Tile / 4" Base	● Carpet/4" Vinyl Base	● Gypsum Wall Board	● Latex Paint	● Acoustic Ceiling Tile	○ Exposed Unpainted	
○ Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	○ Epoxy Paint	○ Gypsum Wall Board/Paint	○ Mylar Faced Tile	
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted	○ Other	

Comments:

Office / Work Station Type	SF	Amount	Total
○ Closed Office Type 1	150		0
○ Closed Office Type 3	90		0
○ Open Workstation - U Shape	84		0
○ Open Workstation - L Shape	70		0
○ Open Workstation - Straight	30		0
Total Office Space			

Environmental Issues:

○ Noise Generator	● Paper Waste	○ Visual Privacy	● Natural Light Preferred
● Noise Sensitivity	○ Other	○ Visual Communication	○ Avoid Natural Light

Comments:

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other

Comments:

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
				○ Other

Comments:

Plumbing:

○ Potable Water	○ Hot	○ Cold
○ Sinks	○ SS	○ Epoxy

Comments:

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials

Comments:

HVAC:

● Not Critical	○ Filtered Return	○ Monitored
○ Positive	○ Filtered Supply	○ Point Exhausts
○ Negative	○ Dbl Positive	
○ Air Change Rate:	○ Dbl Negative	

Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***
Summer: 73*F +-2*F Temp / 50% +-5% RH

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting
○ Stand By Power required for :	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting
○ UPS required for:	○ 208V	○ Other:	○ Multi-Level Control Lighting
Comments:			○ Lighting Levels:

Communications:

● Data	○ Fiber	● Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

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Innovation Center - Leon County — 12-March-2021
Client — *Date*

North Florida Innovation Laboratories — **Tallahassee, Florida** — **501-0929-000**
Project — *Location* — *Project Number*

Room Name:	**Leaseable Offices**	***Room Number:***	***No. of Occupants:***	***Modules:***	**1**
Room Function:			***Hrs. in use / day:***	***Area / Rm:***	**121 SF**
				Quantity:	**24**
Adjacencies:	Near Laboratories			***Total Area:***	**2,904 SF**

Space Classification:

- ● Office
- ○ Other
- ○ Training / Conference
- ○ Break Area
- ○ Copy / Printing

Comments: ***Offices to be able to be connected - ablility to keep flexible with tenants***

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***8' H minimum***
○ Vinyl Composition Tile / 4" Base	● Carpet/4" Vinyl Base	● Gypsum Wall Board	● Latex Paint	● Acoustic Ceiling Tile	○ Exposed Unpainted	
○ Seamless Sheet Vinyl / Integral Base	○ Sealed Concrete	○ Concrete Masonry Units	○ Epoxy Paint	○ Gypsum Wall Board/Paint	○ Mylar Faced Tile	
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	○ Exposed Painted	○ Other	

Comments:

Office / Work Station Type	SF	Amount	Total
○ Closed Office Type 1	150		0
○ Closed Office Type 3	90		0
○ Open Workstation - U Shape	84		0
○ Open Workstation - L Shape	70		0
○ Open Workstation - Straight	30		0
Total Office Space			

Environmental Issues:

○ Noise Generator	● Paper Waste	○ Visual Privacy	● Natural Light Preferred
● Noise Sensitivity	○ Other	○ Visual Communication	○ Avoid Natural Light

Comments:

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other

Comments:

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
				○ Other

Comments:

Plumbing:

○ Potable Water	○ Hot	○ Cold
○ Sinks	○ SS	○ Epoxy

Comments:

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials

Comments:

HVAC:

● Not Critical	○ Filtered Return	○ Monitored
○ Positive	○ Filtered Supply	○ Point Exhausts
○ Negative	○ Dbl Positive	
○ Air Change Rate:	○ Dbl Negative	

Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***
Summer: 73*F +-2*F Temp / 50% +-5% RH

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase	○ Task Lighting for:
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase	○ Primary Fluorescent Lighting
○ Stand By Power required for :	○ 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting
○ UPS required for:	○ 208V	○ Other:	○ Multi-Level Control Lighting
Comments:			○ Lighting Levels:

Communications:

● Data	○ Fiber	● Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H | *Official Use Only* | ***Room Data Sheets***

Innovation Center - Leon County — *Client* — 12-March-2021 — *Date*

North Florida Innovation Laboratories — *Project* — **Tallahassee, Florida** — *Location* — 501-0929-000 — *Project Number*

Room Name:	**Leasable Storage Area**	***Room Number:***	***No. of Occupants:***	***Modules:***	**10**
Room Function:	Area for caged storage to be leased to tenants		***Hrs. in use / day:***	***Area / Rm:***	**1,210 SF**
				Quantity:	**1**
Adjacencies:	Near Shipping and Receiving area			***Total Area:***	**1,210 SF**

Space Classification:

○ Office ● Other ***Storage***
○ Training / Conference
○ Break Area
○ Copy / Printing
Comments:

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***8' H minimum***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	● Latex Paint	○ Acoustic Ceiling Tile	○ Exposed Unpainted	
○ Seamless Sheet Vinyl / Integral Base	● Sealed Concrete	○ Concrete Masonry Units	○ Epoxy Paint	○ Gypsum Wall Board/Paint	○ Mylar Faced Tile	
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	● Exposed Painted	○ Other	

Comments: **Caged spaces**

Office / Work Station Type	SF	Amount	Total
○ Closed Office Type 1	150		0
○ Closed Office Type 3	90		0
○ Open Workstation - U Shape	84		0
○ Open Workstation - L Shape	70		0
○ Open Workstation - Straight	30		0
Total Office Space			

Environmental Issues:

○ Noise Generator ○ Paper Waste ○ Visual Privacy ○ Natural Light Preferred
○ Noise Sensitivity ○ Other ○ Visual Communication ○ Avoid Natural Light
Comments:

Safety and Security:

○ Card Access ○ Security Cameras ○ Smoke Alarms ○ Humidity / Temperature Alarms (Metasys) ○ Power Interruption Alarm (REES)
● Key Lock ○ Other ○ Heat Alarms ○ Other ○ Other
Comments: Cages key lock

Structural:

○ Vibration Sensitive ○ Floor Loading _____ PSF ○ Special Areas ○ Ceiling Mounted Equipment ○ Recessed Floor
Comments: ○ Other

Plumbing:

○ Potable Water ○ Hot ○ Cold
○ Sinks ○ SS ○ Epoxy
Comments:

Fire Protection:

● Sprinkler System ● Wet Pipe ○ Dry Pipe ○ Pre-Action ○ Flammable Materials ○ Explosive Materials
Comments:

HVAC:

● Not Critical ○ Filtered Return ○ Monitored
○ Positive ○ Filtered Supply ○ Point Exhausts
○ Negative ○ Dbl Positive
○ Air Change Rate: ○ Dbl Negative
Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***
Summer: 73*F +-2*F Temp / 50% +-5% RH

Electrical:

○ Filtering required for: ● 120V ○ 480V - 1 Phase ○ Task Lighting for:
○ GFCI Outlets required for: ○ 240V - 1 Phase ○ 480V - 3 Phase ○ Primary Fluorescent Lighting
○ Stand By Power required for : ○ 240V - 3 Phase ○ Dedicated Circuits ● Primary LED Lighting
○ UPS required for: ○ 208V ○ Other: ○ Multi-Level Control Lighting
Comments: ○ Lighting Levels:

Communications:

○ Data ○ Fiber ○ Wireless ○ Network Type ○ Intercom ○ Telephone ○ Other
○ Cat 6: ***Comments:***

Special Notes:

ROOM DATA SHEETS

RS&H — *Preliminary Draft* — ***Equipment List***

Client:	Innovation Center - Leon County		
Project:	*North Florida Innovation Laboratories*	*Location:*	Tallahassee, Florida
Room Name:	Metal Shop	*Date:*	12-March-2021
Room No.:		*Existing Rms:*	

Lab Modules	9	
Net Area	1,089	sf
Quantity	1	
Total Area	**1,089**	**sf**

Equipment Information - For Owner

Project Equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer & Model		Source/ Install¹	Quantity - Existing, New, Future			Mount: FL-B-W- U/C	Norm. Size in inches: Width (side to side) x Depth (front to back) X Height			Notes - Restrictions - Groupings	Weight	Power (V/A/W)	UPS	Emergency Generator	Data	Water	Lab Gas, Specialty Gas, Vacuum, Compressed Air	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other
				Manufacturer	Model Number		E	New	F		W	D	H		Lbs		N/Y	N/Y	N/Y	N/Y	Type				

Lab Module Calculations - For A/E

Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
				-	**Subtotal inches**
	12	**12**		**12**	**in/ft**
		Lf per Unit	# of Units	-	LF Required
		5	0	0	Lab sink units
		4	0	0	Handwash sink
		4	0	0	Unassigned equipment
		6	0	0	Open work benches
		4	0	0	Lab Coat Rack
		4	0	0	Eyewash Safety Shower
				-	**LF Required**
		19	LF/Mod	-	Min Module Req.
				9	Module provided
		121	SF/mod	**1,089**	SF

Sourcing Key

OFOI:	Owner Furnished Owner Installed
OFCI:	Owner Furnished Contractor Installed
CFCI:	Contractor Furnished Contractor Installed

Equipment List Symbol Key

E :	Existing	FL :	Floor Mounted
F:	Future	B :	Bench Mounted
N:	No	W :	Wall Mounted
Y :	Yes	U/C :	Undercounter
V :	Voltage	W :	Wattage
		A :	Amperage

Specialty Gas Type

N2:	Nitrogen
O2:	Oxygen
H2:	Hydrogen
He:	Helium
Ar:	Argon
CH3:	Methane

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — *Client* — 12-March-2021 — *Date*

North Florida Innovation Laboratories — *Project* — Tallahassee, Florida — *Location* — 501-0929-000 — *Project Number*

Room Name:	**Metal Shop**	***Room Number:***	***No. of Occupants:***	***Modules:***	**9**
Room Function:	Fabrication and integration of components for product development		***Hrs. in use / day:***	***Area / Rm:***	**1,089 SF**
				Quantity:	**1**
Adjacencies:				***Total Area:***	**1,089 SF**

Space Classification:

● Laboratory	○ Chemistry Labs	● Equipment Lab	○ Robotics	○ Office
○ Laboratory Support	○ Microbiology Labs	○ Vivarium	○ Electronics	○ Training / Conference
○ Other	● Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support
Comments: ***Machine shop***				○ Warehouse / Storage
Roll up door to exterior with access to paving for potential exterior work - weather proof power and hose bib to augment work area; Cover as alternate.				

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***15'***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile		○ Exposed Unpainted
○ Seamless Sheet Vinyl / Integral Base	● Sealed Concrete	○ Concrete Masonry Units	● Epoxy Paint	○ Gypsum Wall Board/Paint		○ Mylar Faced Tile
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	● Exposed Painted		○ Other
Comments:						

Laboratory Casework:

○ Wood	● Base Cabinets Doors and Drawers	● Movable Adj Ht Base Cabs	○ Epoxy Resin Tops	● Open Shelving Upper Casework
● Metal	● Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	○ Adjustable Shelving on Standards
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	● Sliding Door Upper Casework
Comments: ***Fixed casework for sinks only. Movable tables with butcher block tops, and open shelving.***			○ Trespar Tops	○ Swinging Door Upper Casework

Laboratory Accessories:

○ Drying Rack / each lab sink	● Coat Rack	○ Other

Environmental Issues:

● Noise Generator	○ Biological Waste Generator	○ Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
○ Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			● Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

○ Vibration Sensitive	● Floor Loading ? PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments: ***Lab may produce vibrations and noise. May require Isolation from other Labs***				○ Other

Plumbing:

● Potable Water	● Hot	● Cold	○ Lab Air	○ Specialty Gas	● Eye Wash
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas	● Safety Shower
○ High Purity Water	○ RO	○ DI	○ Natural Gas	○ Specialty Gas	● Floor Drain
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas	○ Cup Sinks
○ Lab Sinks	○ SS	○ Epoxy	○ Oxygen	○ Specialty Gas	○ Other:
Comments:					

Fire Protection:

● Sprinkler System	● Wet Pipe ○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials
Comments:				

HVAC:

○ Not Critical	○ Filtered Return	○ Monitored	○ Chem Fume Hood	○ BSC (A) - Size/Amount
○ Positive	○ Filtered Supply	● Point Exhausts	○ RI Fume Hood - Size/Amount	○ BSC Vented (B2) - Size/Amount
● Negative	○ Dbl Positive	○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount	○ BSC Part Vent (B3) - Size/Amount
● Air Change Rate: ***6 AC/H***	○ Dbl Negative	○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount	○ Laminar Flow Bench - Size/Amount
Comments: ***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***		○ Walk In Freezer Room	○ Other:	○ Other:
Summer: 73*F +-2*F Temp / 50% +-5% RH				

Electrical:

○ Filtering required for:		● 120V	○ 480V - 1 Phase	○ Task Lighting for:
○ GFCI Outlets required for:		○ 240V - 1 Phase	● 480V - 3 Phase	○ Primary Fluorescent Lighting
● Stand By Power required for : ***General accomodation***		● 240V - 3 Phase	○ Dedicated Circuits	● Primary LED Lighting
○ UPS required for:		● 208V	○ Other:	○ Multi-Level Control Lighting
Comments:				○ Lighting Levels:

Communications:

● Data	○ Fiber	○ Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

ROOM DATA SHEETS

RS&H

Preliminary Draft

Equipment List

Client:	Innovation Center - Leon County		
Project:	*North Florida Innovation Laboratories*	*Location:*	Tallahassee, Florida
Room Name:	Shipping and Receiving	*Date:*	12-March-2021
Room No.:		*Existing Rms:*	

Lab Modules	4	
Net Area	484	sf
Quantity	1	
Total Area	**484**	**sf**

Equipment Information - For Owner

Project Equip Number	Owner Inventory Number	Existing Room Location	Equipment Type	Manufacturer & Model		Source/ Install"	Quantity - Existing, New, Future			Mount: FL-B-W- U/C	Norm. Size in inches: Width (side to side) x Depth (front to back) X Height			Notes - Restrictions - Groupings	Weight	Power (V/A/W)	UPS	Emergency Generator	Data	Water	Lab Gas, Specialty Gas, Vacuum, Compressed Air	Exhaust Duct Connection	Monitoring	Heat Out. (BTUH)	Other
				Manufacturer	Model Number		E	New	F		W	D	H		Lbs		N/Y	N/Y	N/Y	N/Y	Type				

Lab Module Calculations - For A/E

Width (Inches)	Added Space (Inches)	Subtotal (Inches)	Number	Total Allocation (Inches)	Notes
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
0	0	0	0	0	
				-	**Subtotal inches**
	12	**12**		**12**	**in/ft**
		Lf per Unit	# of Units	-	LF Required
		5	0	0	Lab sink units
		4	0	0	Handwash sink
		4	0	0	Unassigned equipment
		6	0	0	Open work benches
		4	0	0	Lab Coat Rack
		4	0	0	Eyewash Safety Shower
				-	**LF Required**
		19	LF/Mod	-	Min Module Req.
				4	Module provided
		121	SF/mod	**484**	SF

Sourcing Key

OFOI:	Owner Furnished Owner Installed
OFCI:	Owner Furnished Contractor Installed
CFCI:	Contractor Furnished Contractor Installed

Equipment List Symbol Key

E :	Existing	FL :	Floor Mounted
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N:	No	W :	Wall Mounted
Y :	Yes	U/C :	Undercounter
V :	Voltage	W :	Wattage
		A :	Amperage

Specialty Gas Type

N2:	Nitrogen
O2:	Oxygen
H2:	Hydrogen
He:	Helium
Ar:	Argon
CH3:	Methane

Notes:

ROOM DATA SHEETS

RS&H | *Preliminary Draft* | *Laboratory Data Sheets*

Innovation Center - Leon County — 12-March-2021
Client — *Date*

North Florida Innovation Laboratories — **Tallahassee, Florida** — **501-0929-000**
Project — *Location* — *Project Number*

Room Name:	**Shipping and Receiving**	***Room Number:***	***No. of Occupants:***	***Modules:***	**4**
Room Function:	Receiving and shipping area for all tenants		***Hrs. in use / day:***	***Area / Rm:***	**484 SF**
				Quantity:	**1**
Adjacencies:				***Total Area:***	**484 SF**

Space Classification:

○ Laboratory	○ Chemistry Labs	○ Equipment Lab	○ Robotics	○ Office
● Laboratory Support	○ Microbiology Labs	○ Vivarium	○ Electronics	○ Training / Conference
○ Other	○ Physical Science Labs	○ Computation	○ Hazard Type	○ Food Service
○ Other	○ Laser Lab	○ AI	○ Other	○ Building Support
Comments: ***Shared Area***				○ Warehouse / Storage

Floors / Base:		***Wall Materials:***	***Wall Finishes:***	***Ceiling:***		***Ceiling Ht:*** ***20' h ???***
○ Vinyl Composition Tile / 4" Base	○ Carpet/4" Vinyl Base	● Gypsum Wall Board	○ Latex Paint	○ Acoustic Ceiling Tile		○ Exposed Unpainted
○ Seamless Sheet Vinyl / Integral Base	● Sealed Concrete	○ Concrete Masonry Units	● Epoxy Paint	○ Gypsum Wall Board/Paint		○ Mylar Faced Tile
○ Epoxy / Integral Coved Epoxy Base	○ Other	○ Other	○ Other	● Exposed Painted		○ Other
Comments:						

Laboratory Casework:

○ Wood	○ Base Cabinets Doors and Drawers	○ Movable Adj Ht Base Cabs	○ Epoxy Resin Tops	○ Open Shelving Upper Casework
○ Metal	○ Ceiling Utility Panels for Islands	○ Fixed	○ Chemical Resistant Plastic Laminate	○ Adjustable Shelving on Standards
○ Laminate	○ Other	○ Other	○ Stainless Steel Tops	○ Sliding Door Upper Casework
Comments: ***None***			○ Trespar Tops	○ Swinging Door Upper Casework

Laboratory Accessories:

○ Drying Rack / each lab sink	○ Coat Rack	○ Other

Environmental Issues:

● Noise Generator	○ Biological Waste Generator	○ Chemical Waste	○ Visual Privacy	○ Natural Light Preferred
○ Noise Sensitivity	○ Paper Waste	○ RA Waste	○ Visual Communication	○ Avoid Natural Light
Comments:			○ Odor Producer	○ Other

Safety and Security:

○ Card Access	○ Security Cameras	○ Smoke Alarms	○ Humidity / Temperature Alarms (Metasys)	○ Power Interruption Alarm (REES)
● Key Lock	○ Other	○ Heat Alarms	○ Other	○ Other
Comments:				

Structural:

○ Vibration Sensitive	○ Floor Loading _____ PSF	○ Special Areas	○ Ceiling Mounted Equipment	○ Recessed Floor
Comments: ***Lab may produce vibrations and noise. May require Isolation from other Labs***				○ Other

Plumbing:

○ Potable Water	○ Hot	○ Cold	○ Lab Air	○ Specialty Gas	○ Eye Wash
○ Process Water	○ Hot	○ Cold	○ Lab Vacuum	○ Specialty Gas	○ Safety Shower
○ High Purity Water	○ RO	○ DI	○ Natural Gas	○ Specialty Gas	○ Floor Drain
○ Water For Injection (WFI)	○ Hot	○ Cold	○ Scavange	○ Specialty Gas	○ Cup Sinks
○ Lab Sinks	○ SS	○ Epoxy	○ Oxygen	○ Specialty Gas	○ Other:
Comments:					

Fire Protection:

● Sprinkler System	● Wet Pipe	○ Dry Pipe	○ Pre-Action	○ Flammable Materials	○ Explosive Materials
Comments:					

HVAC:

○ Not Critical	○ Filtered Return		○ Monitored	○ Chem Fume Hood	○ BSC (A) - Size/Amount
○ Positive	○ Filtered Supply		○ Point Exhausts	○ RI Fume Hood - Size/Amount	○ BSC Vented (B2) - Size/Amount
○ Negative	○ Dbl Positive		○ Canopy Hood	○ Perchloric Fume Hood - Size/Amount	○ BSC Part Vent (B3) - Size/Amount
○ Air Change Rate:	○ Dbl Negative		○ Walk In Cold Room	○ Walk-In Fume Hood - Size/Amount	○ Laminar Flow Bench - Size/Amount
Comments:	***Winter: 71*F +- 2*F Temp / 40% +- 5% RH***		○ Walk In Freezer Room	○ Other:	○ Other:
	Summer: 73*F +-2*F Temp / 50% +-5% RH				

Electrical:

○ Filtering required for:	● 120V	○ 480V - 1 Phase		○ Task Lighting for:
○ GFCI Outlets required for:	○ 240V - 1 Phase	○ 480V - 3 Phase		○ Primary Fluorescent Lighting
○ Stand By Power required for :	○ 240V - 3 Phase	○ Dedicated Circuits		● Primary LED Lighting
○ UPS required for:	● 208V	○ Other:		○ Multi-Level Control Lighting
Comments:				○ Lighting Levels:

Communications:

● Data	○ Fiber	○ Wireless	○ Network Type	○ Intercom	○ Telephone	○ Other
○ Cat 6:	***Comments:***					

Special Notes:

PROJECT BUDGET

PROJECT BUDGET

PROJECT BUDGET
North Florida Innovation Labs
March 12, 2021

Part 1 - Building Cost

Facility/Space Type	Net Area (NASF)	Net to Gross Conversion	Gross Area (GSF)	Unit Cost (Cost/GSF)	Total Cost
Office	4,428	1.50	6,642	$316.14	2,099,802
Conference / Training	742	1.50	1,113	$316.14	351,864
Wet Laboratories	15,609	1.50	23,414	$316.14	7,401,944
Fabrication	1,573	1.50	2,360	$316.14	745,932
Support	3,630	1.50	5,445	$316.14	1,721,382
Warehousing	1,210	1.50	1,815	$316.14	573,794
Part 1 - Totals	**27,192**		**40,788**		**$12,894,718**

Part 2 - Site Cost

Site Development Cost (TBD)	**$1,226,851**

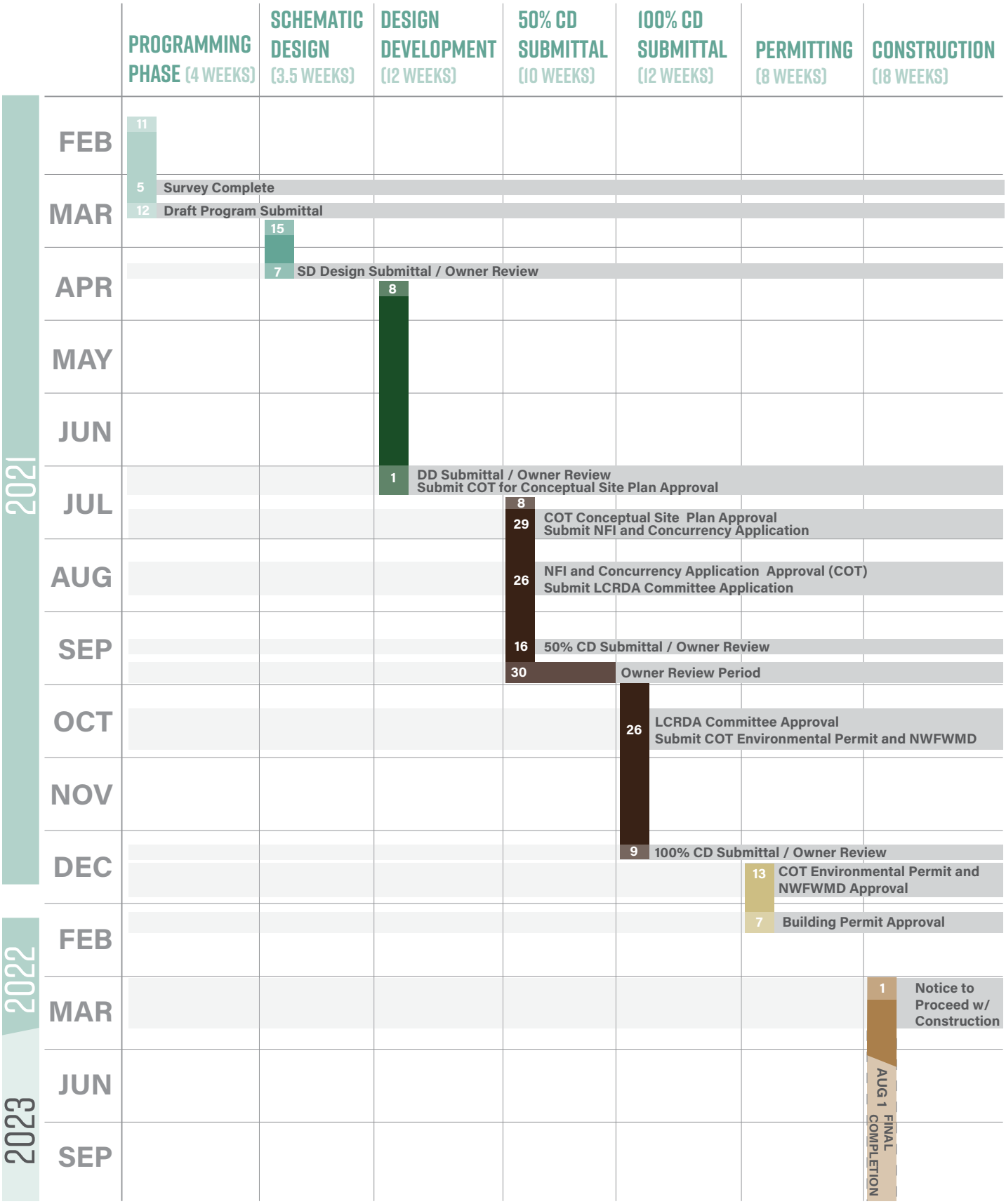
Part 3 - Related Project Cost

Professional Fees Committed	$1,466,549
Design Fee Contingency	$93,926
Permit Fees	$28,000
Furnishings and Moveable Equipment	$0
A/V Equipment	$0
Project Contingency	$1,313,326
Part 3 - Totals	**$2,901,801**

TOTAL (Sum of Parts 1, 2, and 3)	**$17,023,370**

PROJECT SCHEDULE

PROJECT SCHEDULE



APPENDIX

APPENDIX MEETING MINUTES

ALW

Meeting Minutes

Date: February 11, 2021
Time: 10:00 am
Location: Architects Lewis + Whitlock
206 W. Virginia Street
Tallahassee, FL 32301

Reference: **NFIL Innovation Labs | Kick-off Meeting**
ALW No.: **21414**

Attendees:		
	Ron Miller	Executive Director of Innovation Center in Leon County
	Robert Parsons	Manufacturing Engineer – Lab Advisor
	James Taylor	CEO Florida Technology Council
	Thomas Painter	High Magnetics Lab Engineer
	Peggy Bielby	Administrative Coordinator
	Reis ALsberry	Civil Engineer – Director of Technology Transfer
	Brent Edington	FSU Commercialization Office
	Bill Hoffmon	Patent Attorney - Mechanical Engineer
	Naomi Molina	Marketing Coordinator
	Mary Jo Spector	Research Facilities Design Director at FSU
	Michael Tentnowski	Director of Innovation Labs Construction Facility
	Wendy Plant	Director of Engagement in Entrepreneurship at FSU
	Amy Recht	Early Stage Investor – Lab Advisor
	Drew Diertrich	Florida Office of Economic Vitality
	Marc LeBrun	Affiliated Engineers
	Tyler Dykes	Mechanical Engineer – Affiliated Engineer
	Michael P Vascellaro	RS&H Laboratory Architect and Planner
	Cam Whitlock, AIA	Principal, Architects Lewis + Whitlock (ALW)
	Kathryn Stivers	Project Manager, Architects Lewis + Whitlock (ALW)
	Ryan Sheplak	Project Manager, Architects Lewis + Whitlock (ALW)
	Amina Kassem	Designer, Architects Lewis + Whitlock (ALW)

The meeting was held virtually (by Zoom) on February 11, 2021. The purpose of the meeting was to kick off the programming phase of the LCRDA North Florida Innovation Labs Project (NFIL). The following was discussed:

1. Initial Building Information:
   - Total building area to be @ 40,000 gsf
   - Construction schedule is planned as 18 months. 30 months available per EDA grant if needed.
   - Construction budget:
     - $12,894,720.00 – Building Construction.
     - $1,226,851.00 – Site Work
     - $14,121,571.00 Total Building and Site cost

2. Incubator Business Model Discussion:
   - Mix of Laboratory types include:
     - o Life science:
       - Biomedical / Biopharma

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APPENDIX MEETING MINUTES

NFIL Kick-Off Meeting
February 11, 2021

- Cell and tissue culture
- Chemical Science:
- Physical science:
  - Engineering Labs
  - Fabrication Labs
  - High-Bay Integration Labs

- Labs to include fixed and moveable casework.
- Labs to be developed on planning modules.
- Labs to be hybrid of fit-out areas and shell spaces.
- Fabrication labs may vary planning module to allow for larger equipment.
- Utilities to be provided from above for flexibility and adaptability.
- Office areas do not include furnishings – tenants to provide.

3. Shared Space and Equipment:
   - Ceiling heights for use in high bay labs – use of potential bridge cranes for large fabrications.
   - Shared autoclaves – may need redundancy due to maintenance.
   - Pay attention to weight loading.
   - Provide adequate utilities.
   - Potential cooling water for equipment as house utility.

4. Items requiring attention:
   - Power is usually under designed – allow for adaptability and future applications – 3 phase power.
   - Need of a transformer which will add around $50k to the budget as well as fume hood for HVAC systems which is also another addition of $25k to the budget.
   - Natural gas and its availability.
   - Shipping and receiving area to be driven up.
     - Semi back up dock – recessed dock
     - Panel truck level access
   - Large equipment will include items such as CNC machines
     - Requires access (corridor width) ability to get equipment in labs.

5. Amenities and provided shared equipment:
   - Task will be to balance what is innovation center provided and what is tenant provided.
   - Care must be taken not to burden Innovation center with too many items to maintain.
   - Innovation Center will be looking into providing equipment set-up services to tenants.
   - 18’ high bay doors with semi-truck access
   - Panel truck access
   - Tenants to include High Magnetics Lab technology spin-offs.
   - Michael Tentnowski – High Magnetics Lab may provide machine shop support
   - Back-up generators to be provided as a base service that can be expanded by individual tenants.
     - UPS was discussed but limited to tenant provided systems.
     - Dual fuel generators will be important due to hurricane outages.
     - Electrical power distribution in fabrication and high bay areas may include electrical bus systems for ease of high-power equipment change out.
   - Existing Innovation Park buildings are available to accommodate large conference needs, so building will be limited to conference rooms in the range of 8 person areas.
   - Prototype Development areas to be researched and provided to include areas such as:

APPENDIX MEETING MINUTES

NFIL Kick-Off Meeting
February 11, 2021

- Metal
- Wood
- Electronic
- 3D printing
- Team to look into providing these as shared amenities.

6. Site Plan:
   - Sloping site in variation 20'
   - May need to include retaining wall
   - Karst Feature will be scanned with ground penetrating radar
   - Trees on the south side
   - Site Concept reviewed as a single story coverage
     - Single story concept limits service access
       - Semi-truck dock requires turn around areas and will limit building coverage on the site.
       - All parking and access to be limited to the site boundary. There is no space off site available.
       - R. Miller / C. Whitlock to explore ability to allow a two-story building facility with EDA grant administrator to provide more site flexibility.
   - Maintenance of the building will be contracted out – Talcor is the company usually employed.
   - Leasable area is to be maximized between 75% to 80% of net area.
   - Incubator Administration offices to include only one office for site director, one admin and one visiting office.
   - It was noted that the City of Tallahassee is the building permitting authority. Site permitting subject to the City of Tallahassee and NW Florida Water Management District.

7. Next meeting scheduled February 17 @ 10am. Tasks to be completed in advance:
   - NFIL advisory committee to develop initial equipment list for facility.
   - R. Miller to arrange meeting with EDA to review ability to develop a two-story building.
   - Design Team to develop program document draft by Wednesday February 17th.

End of Minutes

These minutes are subject to revision and corrections from all participants. The contents herein represent the notes and recollections of the events and discussion and may not capture the true intent of the statements made by all participants. For clarification, please contact Cam Whitlock by email @ cwhitlock@think3d.net.

Page 3 of 3

APPENDIX MEETING MINUTES

ALW

Meeting Minutes

Date: February 17, 2021
Time: 10:00 am
Location: Architects Lewis + Whitlock
206 W. Virginia Street
Tallahassee, FL 32301

Reference: **NFIL Innovation Labs | Programming Meeting No. 2**
ALW No.: **21414**

Attendees:		
	Ron Miller	Executive Director of Innovation Center in Leon County
	Joe Schlenoff	Tenant at Innovation Labs
	Rick Meeker	Owner of New Energy – Tenant at Innovation Labs
	Robert Parsons	Manufacturing Engineer – Lab Advisor
	Peggy Bielby	Administrative Coordinator
	James Taylor	CEO Florida Technology Council
	Thomas Painter	High Magnetics Lab Engineer
	Reis ALsberry	Civil Engineer – Director of Technology Transfer
	Mary Jo Spector	Research Facilities Design Director at FSU
	Michael Tentnowski	Director of Innovation Labs Construction Facility
	Wendy Plant	Director of Engagement in Entrepreneurship at FSU
	Marc LeBrun	Affiliated Engineers
	Tyler Dykes	Mechanical Engineer, Affiliated Engineers
	Michael P Vascellaro	RS&H Laboratory Architect and Planner
	Cam Whitlock, AIA	Principal, Architects Lewis + Whitlock (ALW)
	Kathryn Stivers	Project Manager, Architects Lewis + Whitlock (ALW)
	Ryan Sheplak	Project Manager, Architects Lewis + Whitlock (ALW)
	Amina Kassem	Designer, Architects Lewis + Whitlock (ALW)

The LCRDA North Florida Innovation Labs Project (NFIL) Programming Meeting No. 2 was held virtually (by Zoom) on February 17, 2021. The following was discussed:

1. Administration / Building Lobby:

   - Common space to open to an outdoor patio to hold events.
   - Potential to hold receptions in space, provide area for table displays.
   - Building entry to be secured with control access system.
   - Discussed several options for mail and deliveries. Conversation tabled to future discussion.
   - Loading dock to receive large shipments.

2. Café / Break Rooms:

   - Café / break room to include a sink, refrigerator, vending machines.
   - Seating options discussed for breakroom, centralized vs. distributed seating options in break rooms.
   - Discussed potential for a flexible huddle room could serve as a multipurpose or be used as a leased office.

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APPENDIX MEETING MINUTES

NFIL Programming Meeting No. 2
February 17, 2021

3. Conference Areas:

    - Conference rooms to include 8 to 10 people max.

4. Laboratories:

    - Reviewed modular lab configurations and associated equipment.
    - Discussed potential mix ratios of wet labs vs. dry labs.
    - Discussed potential for flex lab space to be utilized as leased offices. (Rentals) Incubators usually lack office spaces, the flex labs could be a potential solution for this issue.
    - Discussed need to indentify the target market for lab space.
    - Building to focus on material sciences, include prototype development lab to be offered as shared space (non-leasable).
    - High bay ceiling requirement is expected to be 15' clear. Suggested that lifting be accomplished through portable equipment (not built-in).
    - Generating income is a key factor in this project. The incubator should support companies who can not afford out-sourcing services.
    - Certain equipment will be provided in the labs, but other equipment to be tenant provided.
    - Fume hoods will be allowed in Lab Type A and lab Type B because the other spaces are small to fit them.
    - Tyler Dykes noted need to discuss flammable liquids in labs due to potential NFPA code classification and limitations.
    - Discussed potential for shared amenities for labs vs. users desire to control their samples and equipment. Agreed that it's possible to share washing spaces and hazardous waste. Shared cylinder rooms can be appropriate in this case. Michael Tentnowski noted potential to include open spaces that lead to caged rooms to give privacy and prevent anyone from walking into the spaces.
    - The target is to have 3 hoods in six-module labs and 2 hoods in four-module labs. Each one of the labs will have its own air-change balancing.
    - Ron Miller stressed need to provide the community with what it nees and then building the business model around those needs. This goes back to the question of who are we targeting exactly in this project? He does not think that the project needs to have 75% wet labs but rather a 50-50 proportion between wet and dry labs would serve the needs in a more efficient matter.

End of Minutes

These minutes are subject to revision and corrections from all participants. The contents herein represent the notes and recollections of the events and discussion and may not capture the true intent of the statements made by all participants. For clarification, please contact Cam Whitlock by email @ cwhitlock@think3d.net.

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