

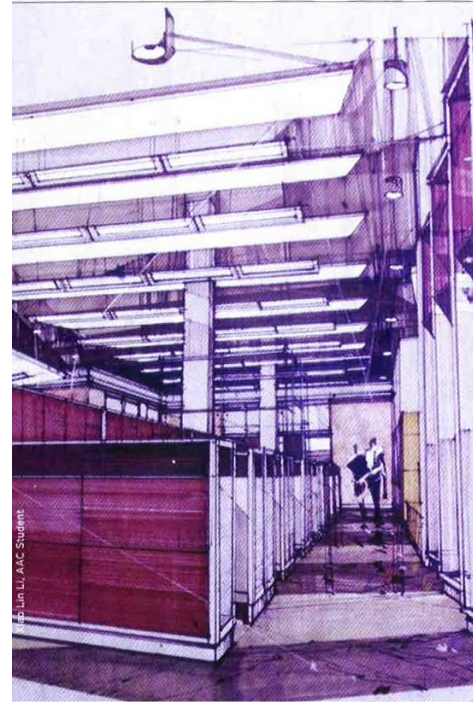


CTDC Incubator Lab Spec Sheet

2nd Floor 25 Science Park- New Haven, CT

ARCHITECTURAL:

- *The premise is split into 2 separate suites, but can be a single tenancy with minimal work. Suite 1 (south) has 1,863 SF office, 2,413 SF lab/utility and 1,422 SF of mechanical space for a total of 5,698 SF. Suite 2 (north) has 1,436 SF office, 2,254 SF lab/utility and 1,212 SF mechanical space for a total of 4,902 SF.*
- *Office spaces are open and fully furnished with completely flexible, modular workstations and offices, and open conference areas (with ability to enclose for higher voice privacy if necessary).*
- *Lab spaces are open and well furnished with state-of-the-art modular casework offering optimal flexibility. Labs are open with 3 planning modules each that can be physically separated if required by specific users.*
- *Both lab and office zones incorporate provisions to accommodate impaired or disabled occupants, meeting current ADA guidelines.*
- *Both labs zones are directly adjacent to full perimeter glazing, with indirect light flowing to office zones.*
- *Each suite is provided with an enclosed equipment/washroom with glass washer, sinks, and sterilizer.*
- *Each suite is furnished with (3) 5-foot VAV restricted bypass fume hoods (1 ADA), with space for 3 additional (see HVAC).*
- *Lab utility zones are designed to be readily accessible for future system upgrades and modifications.*



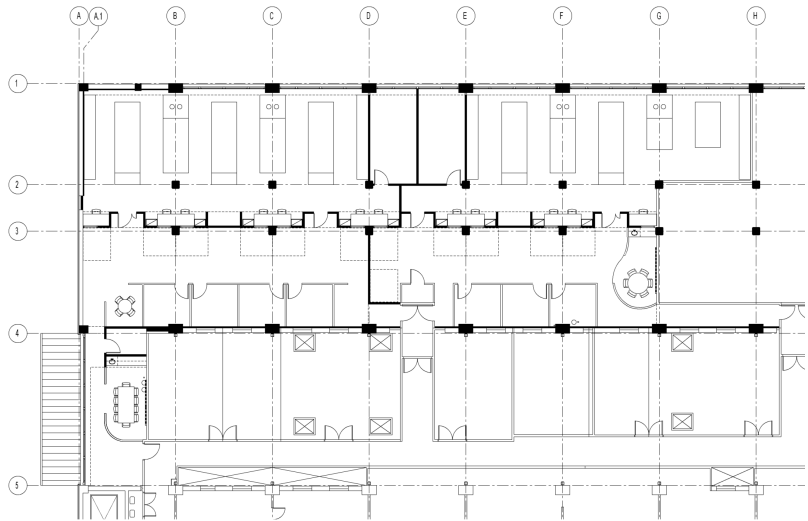
HVAC:

- *Each suite has 3 fume hoods and lab airflow systems have extra capacity to add three more lab hoods at each suite. Systems designed for maximum of 750 CFM each hood at fully open sash position.*
- *Lab airflow system is common to both suites and incorporates variable airflow for energy conservation and flexibility. Also, system includes sash hood controls and measurement of airflow velocity at each hood.*
- *Lab exhaust systems are independent for each suite and incorporate two exhaust fans each for redundancy.*
- *Supply air system is common to both suites and incorporates temperature control at individual suites and rooms.*
- *Common Air handling unit has provisions for future addition of humidification, dehumidification and higher levels of filtration (i.e. HEPA filters).*

- *Airflow rates meet or exceed typical lab space requirements.*
- *Fin-tube heating at the perimeter glass wall.*
- *Lab airflow system and building's temperature controls have the capability of tracking and recording airflow rates, temperatures, humidity, etc.*

PLUMBING:

- *Common Potable cold and hot water are protected from process cold and hot water via backflow preventers.*
- *An ample and dedicated water heater serves both lab suites; with local instant water heaters at break rooms.*
- *Code compliant emergency showers and eyewashes are provided.*
- *Lab sinks are fully fit-up with process cold water, process hot water, and waste piping to local neutralization tanks.*
- *Each suite is furnished with dedicated containment sinks for biohazards.*
- *Suite 1 (south) is equipped with local de-ionized water – other suite has space to add similar.*
- *Common Piping mains, pipe branches and turrets are in place for natural gas, compressed air and vacuum systems. Piping is terminated in a secure mechanical lab support room for future connection to "head end" equipment such as a compressor, vacuum pump, etc. by the tenant. It is possible that piping could be used for other lab gases depending upon the lab gas being proposed. These systems can be split and dedicated to each suite with marginal effort.*
- *Separate and secure mechanical /electrical rooms for support equipment are provided – common to both suites.*



FIRE PROTECTION:

- *Sprinkler system is designed and completely installed for typical lab use.*

ELECTRICAL:

- *Lab benches are fit-up with multiple plug-in receptacles and data jacks. "Dry" islands have quick-disconnect fittings to allow for casework modifications/relocations by users.*
- *Plug-in receptacles at each lab bench are powered from individual electrical circuits to minimize tripping of circuit breakers.*
- *CAT 5 communications cabling has been installed at many office and lab locations and terminated at individual telephone/data rooms for connection to future "head end" equipment by tenants.*
- *Cable tray is in place for adding telecommunications cabling.*
- *Lighting levels meet or exceed typical lab and office spaces.*
- *Provisions have been made for adding a backup generator.*

