

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: February 10, 2010

TO: Board of Commissioners

FROM: Bruce A. Warner, Executive Director

SUBJECT: Report Number 10-19
Public Improvement Contract for Construction of a Bioscience Wet Lab

EXECUTIVE SUMMARY

BOARD ACTION REQUESTED

Adopt Resolution No. 6772

ACTION SUMMARY

This action will authorize the Portland Development Commission (PDC) Executive Director to execute a public improvement contract with J.E. Dunn Construction in an amount not to exceed \$800,000 for construction of a 2,610 square-foot wet lab in partnership with the Oregon Health & Science University (OHSU) at the Portland State University (PSU) Business Accelerator located at 2828 SW Corbett Avenue in the North Macadam Urban Renewal Area (URA). A site map is provided in Attachment A, Project Summary.

Upon approval of this action, it is anticipated the construction contract would be awarded to J.E. Dunn Construction by mid-February 2010. J.E. Dunn Construction provided a low bid of \$689,000 for Base Bid work for the construction of this project. PDC and OHSU recommend that a construction contingency of \$111,000 (about 15%) is necessary and prudent to respond to any unforeseen issues that may be encountered during construction. Construction would be completed at a cost not to exceed \$800,000 by the end of August 2010.

PDC Construction Services staff will manage the construction contract and monitor work with staff assistance provided by PSU Facilities Department. Upon completion of construction, the newly completed asset would be transferred to the PSU Foundation, owners of the PSU Business Accelerator property. Authorization by the PDC Board of Commissioners (Board) is required because the contract is in excess of the Executive Director's expenditure authorization.

A permit of entry for PDC to act and perform the work of building the wet lab at the Portland State University Business Accelerator is attached to this agreement.

Staff anticipates returning to the Board in early July 2010 when additional project budget resources are available to enable award of four (4) project Alternate Bid Items estimated amount of \$225,000.

PUBLIC BENEFIT

The public benefits of authorizing this solicitation for construction of a bioscience wet lab include the following:

- Implements an agreement between PDC and OHSU to support growth of bioscience and related services and industries in the URA;
- Assists researchers who have developed products in a university setting and small bioscience companies who seek to develop technology for commercial application through the provision of suitable wet lab space needed to advance further research and product development;
- Provides bioscience infrastructure where new and emerging bioscience drugs and treatments could grow and be scaled for commercialization;
- Supports partnership efforts between OHSU and PSU as key Central City anchor institutions and providers of regional education, research, and workforce development; and

This action will support the following PDC goals:

- Sustainability and Social Equity
- Healthy Neighborhoods
- A Vibrant Central City
- Strong Economic Growth and Competitive Region
- Effective Stewardship over our Resources and Operations, and Employee Investment

PUBLIC PARTICIPATION AND FEEDBACK

There is strong support among the institutional partners involved in construction of the wet lab, including PSU and OHSU, as well as the PSU Foundation, owners of the PSU Business Accelerator. The members of these institutions, along with the Oregon Bioscience Association (OBA) and private sector consultants, made up the Bioscience Wet Lab Committee who drafted the original space layout and operating guidelines. The North Macadam Urban Renewal Advisory Committee has been made aware of this project and is supportive of it.

COMPLIANCE WITH ADOPTED PLANS AND POLICIES

The project supports the following plans, agreements, and policies:

- *North Macadam Urban Renewal Plan (1999)*. Specific goals of the plan include creating appropriate infrastructure, amenities, services and development opportunities to bring new jobs to the area as well as encouraging opportunities for potential capture of spin-off activities from OHSU's bioscience/health technologies research and development;
- *PDC-PSU Intergovernmental Agreement (2007)*. Assisting in PSU's physical framework plan and economic development plan efforts to help guide future PSU growth in alignment with related City planning and development efforts;
- *PDC-OHSU Agreement (2007)*. An Agreement to develop infrastructure housing bioscience and related service industries in the URA;

- *Economic Development Strategy (2009)*. The connection to higher education and the development of technology transfer opportunities have been called out as part of the strategy; and
- PDC's LCRB Rules and Administrative Policy for Solicitation and Purchasing.

FINANCIAL IMPACT

There are adequate resources of up to \$ \$1,200,000 available in the North Macadam Adopted FY 2009-10 and Forecast Years Budget. A copy of the budget is included as Attachment B.

RISK ASSESSMENT

There are potential legal risks to PDC managing construction on property not owned by PDC but by the PSU Foundation. PDC's Legal staff has drawn up a Permit of Entry and Assignment and Release Agreement to address elements of this potential risk. The intent of PDC managing the project is to provide PDC direct control over cost management.

There is the potential risk that construction costs and related activities could exceed the anticipated project budget. PDC has in hand final drawings completed by Henneberry Eddy Architects which allow for a strong level of confidence in anticipated construction hard and soft costs. The project cost estimate also includes a 15% contingency established for construction, and the bid contemplates several alternate items to provide flexibility on the base bid cost. PDC also intends to award the bid to the lowest responsive and responsible bidder who can perform the construction work.

There is the potential that the private sector could view this as an unfair advantage to the public sector and research institutions. PDC has extensive partnerships with both OHSU and PSU due to the express recognition of these institutions' unique and important role in the Central City's vitality and in regional economic stability and growth; this project provides ongoing support of those broader partnership goals.

WORK LOAD IMPACT

There is Construction Services staff assigned within the Central Services department to manage the construction contract and monitor work. There is Business & Industry staff assigned within the Urban Development Department (UDD) to coordinate and facilitate this project as needed as part of PDC's partnership with OHSU, PSU, and the PSU Foundation.

ALTERNATIVE ACTIONS

The Board could elect not to enter into a contract resulting from competitive bid.

CONCURRENCE

Briefings on this project have occurred at PDC and it has the support of the UDD leadership. This project also has the support of partners at OHSU, OBA, and PSU. Letters of support from OHSU, OBA, and PSU are provided as Attachment C.

BACKGROUND

PDC entered into a five-year contract with OHSU in April of 2007. The purpose and intent of the agreement is to provide \$3,500,000 of Tax Increment Finance (TIF) resources for the development of bioscience industry development in the URA. It is anticipated that, of this amount, \$2,000,000 will be allocated to the investment in capital and other necessary improvements which construct, augment and enhance institutional and commercial bioscience facilities. An additional \$1,375,000 will be made available to OHSU for the creation and implementation of a program and positions focusing on bioscience industry development, industry relations, and recruitment.

In initial conversations with OHSU and OBA, one of the key missing elements for the further development of bioscience in the Portland area is the lack of available ready-to-occupy wet lab space. A wet lab is a science lab which is able to handle scientific and bioscience research and experimentation in the drug development process. In addition to offices, such a facility would include lab space which may have sinks, sterilization equipment, bio-safety fume hoods, lab benches, specialized floors, and gas and compressed air to assist researchers in their product and drug development processes. Staff due diligence identified that a barrier to wet lab space development is the cost associated to build out suitable space. Commercial "Class A" office buildings can be constructed for approximately \$120 to \$150 per square foot. Wet labs with the appropriate infrastructure, not including lab equipment, are usually built at a cost of \$250 to \$1,000+ per square foot. These figures represent a developer-owned facility approach on the low end of the cost spectrum to an institution or highly specialized company on the upper end.

During conversations with PSU and an engineer/consultant, PSU identified a suitable building for housing a potential wet lab project in the URA by suggesting the PSU Business Accelerator as a potential site. PDC, OHSU, and PSU then entered into more formal conversations regarding the PSU Business Accelerator as a potential project site. PSU identified 2,000 square feet of space within the PSU Business Accelerator where current office space could be converted into suitable wet lab space to address this missing industry element for the growth of bioscience in the Portland region.

PDC, OHSU, and PSU then formed a bioscience wet lab committee to formally scope the project and move forward with project development. The committee researched similar facilities around the country to see how other such labs were developed, the level of equipment for operating a similar facility, and methods of overall operation including a possible lease structure. A proposed operating agreement and commitment to the facility are attached as Attachment D. OHSU's letter of support provides an overview of potential technologies and companies that may spin out of such facilities. A similar type of partnership is anticipated for the collaborative Life Sciences Building being planned as Phase 1 of OHSU's North Campus development within the URA.

PDC issued Invitation to Bid solicitation #09-54 on November 19, 2009, requesting bids for PSU Business Accelerator Wet Lab Tenant Improvements that included base bid work plus 8 alternate bid items. Ten bidders responded, of which five bidders were deemed responsive. PDC and OHSU due to budget limitations recommends at this time to authorize Base Bid work only in the amount of \$689,000 plus \$111,000 (a 15% contingency for unforeseen work). On

January 18, 2010, the notice of intent to award the contract to J.E. Dunn Construction was issued as the most responsive low cost bidder to the Invitation to Bid. If the Board authorizes this contract, it is anticipated that execution would occur in late February and a notice to proceed to start construction will be issued by early March 2010, with all work completed by the end of August 2010.

Staff anticipates returning to the Board in early July 2010 when additional project budget resources are available to enable award of four (4) Alternate Bid Items estimated amount of \$225,000. These additional work items will likely have minimal impact to the project work schedule.

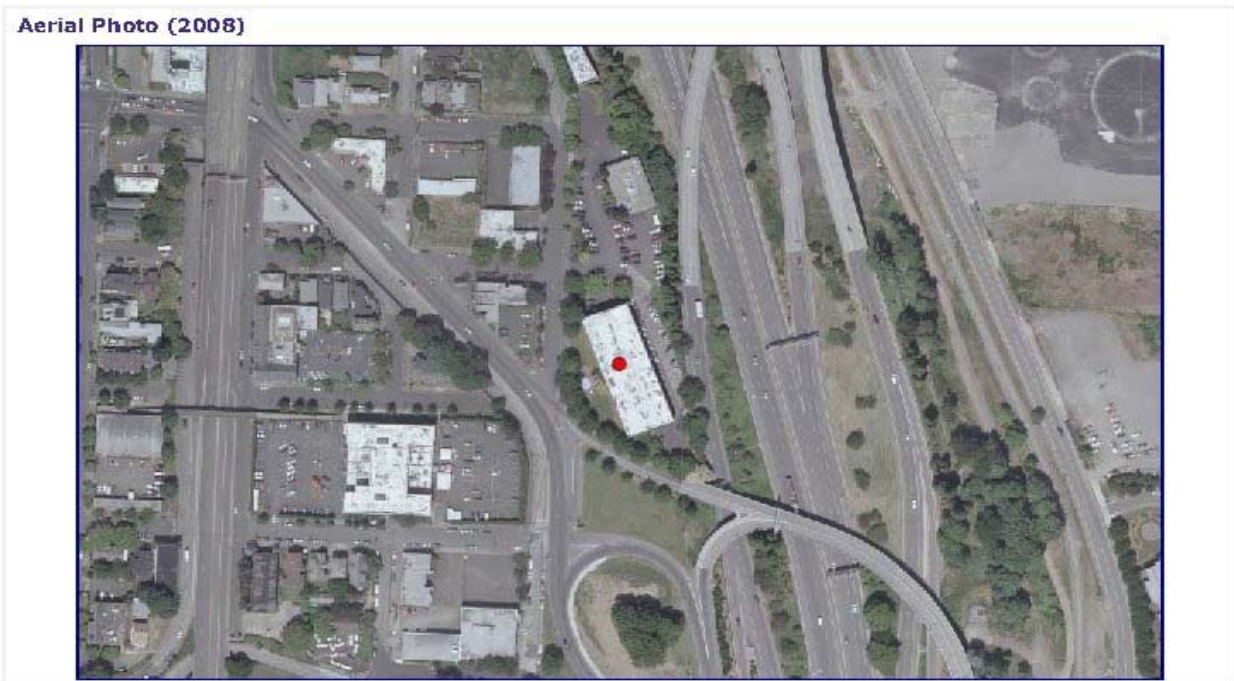
ATTACHMENTS:

- A. Project Summary and Maps
- B. URA Financial Summary
- C. OHSU, OBA, and PSU Letters of Support
- D. Proposed Wet Lab Operating Agreement

PROJECT SUMMARY

- Project Name:** PSU Business Accelerator Wet Lab
- Description:** Conversion of 2,610 square feet of commercial office space to bioscience wet lab space.
- Location:** 2828 SW Corbett
- URA:** North Macadam URA
- Current Phase:** Construction drawings are 100% complete
- Next Milestone:** Approval by PDC Board to approve construction contract with J.E. Dunn Construction and build project
- Completion Target:** June 2010
- Outcome:** New bio science infrastructure to support both private and institutional uses for industry development and scaling.

Site/Project Maps:





URA FINANCIAL SUMMARY

Financial Summary

Fund Summary - Five-Year Budget Projections

	Revised FY 2008-09	Revised FY 2009-10	Forecast FY 2010-11	Forecast FY 2011-12	Forecast FY 2012-13	Forecast FY 2013-14
North Macadam URA						
Resources						
Beginning Fund Balance	2,448,633	5,468,582	558,724	884,025	1,577,298	1,005,398
Fees and Charges	290,402	298,526	306,880	315,472	0	0
Interest on Investments	50,000	50,000	50,000	50,000	0	0
Loan Collections	0	1,959,928	0	0	0	0
Property Income	0	1,553,725	5,400,000	0	0	0
Reimbursements	449,650	0	0	0	0	0
TIF Proceeds	11,341,882	18,235,550	6,193,800	6,946,131	5,428,100	16,238,866
Total Resources	14,580,567	27,566,311	12,509,404	8,195,628	7,005,398	17,244,264
Requirements						
Program Expenditures						
Business and Industry						
Target Industries						
H79020 Business Finance	1,505,000	700,000	700,000	378,500	350,000	980,000
Business and Industry Total	1,505,000	700,000	700,000	378,500	350,000	980,000
Housing						
Multi-Family - Rental Housing						
H10543 Block 49 Affordable Rental Housing	4,000,000	15,300,000	0	0	0	0
H10544 Block 33 Mixed Use Affordable Rental Housing	0	10,000	0	0	0	0
H89030 Affordable Rental Housing	0	0	998,268	1,650,000	1,500,000	4,200,000
Portland Housing Bureau						
H28025 Administration	0	84,613	155,198	165,000	150,000	420,000
Housing Total	4,000,000	15,394,613	1,153,466	1,815,000	1,650,000	4,620,000
Infrastructure						
Parks						
H10518 Central District Greenway Design And Construction	75,000	540,000	3,360,000	0	0	0
H10536 Neighborhood Park Design and Construction	2,000,400	1,813,000	0	0	0	0
H10540 New Initiatives - Parks and Greenway	0	0	0	757,000	700,000	1,960,000
Plans and Strategies - Infrastructure						
H10511 Transportation Planning (Trans Sys Dev Strat-TSDS)	20,000	0	0	0	0	0
H11081 Harbor Naito Plan/Redev	38,000	15,000	0	0	0	0
Transportation						
H10532 Central District Infrastructure	2,444,020	2,224,000	0	0	0	0
H10537 Gibbs Street Pedestrian Bridge	578,000	578,000	0	0	0	0
H10541 New Initiatives - Transportation	0	0	0	2,649,500	2,450,000	6,860,000
Infrastructure Total	5,155,420	5,170,000	3,360,000	3,406,500	3,150,000	8,820,000

Financial Summary

Fund Summary - Five-Year Budget Projections

	Revised FY 2008-09	Revised FY 2009-10	Forecast FY 2010-11	Forecast FY 2011-12	Forecast FY 2012-13	Forecast FY 2013-14
Revitalization						
Plans and Strategies - Revitalization						
H10510 NMAC Implement Coord	80,000	75,000	50,000	50,000	0	0
H10512 Central District Development Agreement	45,000	105,000	45,000	0	0	0
Redevelopment						
H10523 North District Partnership	120,000	0	0	0	0	0
H11060 RiverPlace Environmental Parcel 1 - The Strand	8,000	12,000	0	0	0	0
H11062 RiverPlace Lot 8 Parcel Develop	0	40,000	0	0	0	0
H11063 RiverPlace Lot 3 Redevelopment	0	80,000	10,000	0	0	0
H11069 RiverPlace Lot Development Parcel 1 & General	1,500	0	0	0	0	0
Revitalization Operations						
H11080 RiverPlace Property Management	10,000	10,000	10,000	15,000	0	0
Revitalization Total	264,500	322,000	115,000	65,000	0	0
Administration						
Finance						
H98001 Debt Management	15,834	16,626	17,457	18,330	0	0
Administration Total	15,834	16,626	17,457	18,330	0	0
Total Program Expenditures	10,940,754	21,603,239	5,345,923	5,683,330	5,150,000	14,420,000
Personal Services	514,754	760,270	206,931	220,000	200,000	560,000
Debt Service	0	2,000,000	5,400,000	0	0	0
Internal Expenditures	2,520,147	2,644,078	672,525	715,000	650,000	1,820,000
Total Fund Expenditures	13,975,655	27,007,587	11,625,379	6,618,330	6,000,000	16,800,000
Contingency	604,912	558,724	884,025	1,577,298	1,005,398	444,264
Ending Fund Balance	0	0	0	0	0	0
Total Requirements	14,580,567	27,566,311	12,509,404	8,195,628	7,005,398	17,244,264



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Bruce Warner
Executive Director
Portland Development Commission
222 NW Fifth Ave.
Portland, OR 97209

October 13, 2009

Dear Mr. Warner:

Oregon Health & Science University strongly supports the Portland Development Commission's efforts to build part of the infrastructure required for the bioscience cluster. We believe that the need for wet-lab space is going to grow in the future and that Oregon's economic wellbeing depends on a diverse economy that includes biosciences, which is an emerging industry cluster in Oregon.

Three years ago, OHSU and PDC entered in to a partnership to assess elements required to develop the bioscience cluster in Portland and Oregon. This expanded to include OECDD, Portland State University and the Oregon Bioscience Associations. Through regular meetings and input from industry, this group indentified that the best approach would be to encourage startup companies and create an environment and infrastructure that supports this activity. A key element of infrastructure that is missing is wet lab space available for lease, because startup companies can seldom build this out due to its' high cost. Subsequently, approximately 2000sqft in the Portland State Business Accelerator was identified as convertible to shared and individual wet lab space.

At OHSU alone there are at least 12 projects currently being evaluated for startup potential. These opportunities mature at different rates, and we anticipate that 3-6 new startup companies per year will be created based on OHSU research. There are at least eight companies (between these potential new companies in addition to existing OHSU research based startup companies) that are or will be in the market for wet lab space. In addition, we also receive 2-3 per year requests from non-OHSU companies looking for adequate space. Since 2000, we have entered in to over 300 agreements for commercial development of OHSU discoveries, including 40 startup companies of which, 23 are located and operating in Oregon.

In the last ten years research funding to Oregon universities has increased significantly (from \$167.6m in 2000 to \$307m in 2009 for OHSU) and is the pipeline technology transfer activities. In addition, Oregon universities have invested in their technology transfer programs leading to an increase in commercialization activities such as partnering with industry for research and development and licensing technologies to existing and startup companies. All of these activities have a positive impact on the Oregon economy.

This strategy to encourage entrepreneurial growth and sustenance of bioscience companies in Oregon, and engage in targeted recruitment in partnership with the Oregon Bioscience Association is appropriate for Oregon at this time and creates the foundation for a vibrant and sustainable bioscience cluster in Oregon.

Sincerely Yours,

A handwritten signature in blue ink, appearing to read "Arundeeep S. Pradhan".

Arundeeep S. Pradhan



Bruce Warner
Executive Director
Portland Development Commission
222 NW Fifth Ave.
Portland, OR 97209

October 9, 2009

For many years the size and depth of the Oregon Bioscience Industry has been a mystery. In late 2008 the Oregon Bioscience Association (OBA) commissioned ECONorthwest to measure the economic contributions of the bioscience industry to the Oregon economy. The study, *“The Dimensions and Contributions of the Bioscience Industry in Oregon”* resulted (see complete report at www.oregonbio.org).

The following are the key findings of this study regarding the industry in Oregon as of 2007:

- Contributed \$3.5 billion to Oregon’s economy
- Employed 13,630
- Average wage of \$55,000
- \$459,900,000 spent on research, most federal funding
- Over 600 private companies and research institutions
- Total economic impact of over \$6 billion and 37,000 jobs.
- And growing...

A key element of our industry is the amount of spending on life science research which totaled \$458.9 million in 2007 and over \$500 million in 2008. Most of this spending was financed by federal funds, thus life science research brings “new” money into the state and creates local jobs. One of the key impediments to expanded research and our ability to attract skilled researchers to the area is the availability of ready to occupy wet lab space. Research dollars are not used to build infrastructure to support these activities. As a result areas with existing wet lab availability tend to attract researchers and research dollars.

This wet lab effort by PDC, OHSU and PSU will improve the area’s ability to attract research dollars and researchers as well as the number of bioscience businesses which will naturally “spinout” of these labs.

The OBA is in full support of PDC’s effort to create wet lab space in the metro area and will do whatever we can to help promote this project to the area and the world bioscience community.

Sincerely;

A handwritten signature in black ink, appearing to read "John Tortorici".

John Tortorici
Executive Director



Office of the President

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October 16, 2009

Portland Development Commission
222 NW Fifth Avenue
Portland, OR 97209

To the Commission:

I am pleased to offer my strong support for the creation of research and development space for bioscience companies within the Portland State Business Accelerator (PSBA). The proposed plan will add significant wet lab capacity to our existing facility, blending two Portland State University growth areas to support economic development in Portland.

Five years ago, Portland State opened the PSBA facility on Corbett Avenue. Since that time the PSBA has served 42 companies that seek to develop and use the University affiliation to grow their businesses. Working with as many as twenty businesses at a time, we have "graduated" 84% of our tenant companies, most of which have remained in the Portland area, contributing to the local economy. With a success rate of 84% with primarily small or startup companies, the PSBA ranks well above the average 20% success rate of non-incubated companies.

In recent years Portland State University has experienced remarkable growth in our bioscience programs, which we expect to continue. The University has added new Ph.D. programs in Biology and Chemistry and a highly regarded program in Applied Physics that includes a Biophysics track. Our federally sponsored research portfolio has grown dramatically, with major contributions from our Chemistry program. We now have a significant program specializing in disease chemistry, supported by multiple federal awards and promising discoveries in the treatment of several disease families.

At Portland State, we recognize that bioscience and biomedical fields are more than areas of current strength at the University, they are areas of future growth in federal support and in business creation. In the 2009 Angel Oregon competition, the top two companies selected had direct connections to Portland State University. The top company recognized in the competition, Design Medix, is a medical drug design company based in large part on Portland State generated intellectual property.

The creation of research and development space for bioscience companies in the Portland State Business Accelerator will merge our institution's strengths with the University's mission to serve our community. We look forward to continuing and increasing the PSBA's focus on the biosciences, and commit to maintaining these new facilities for biosciences for at least the next five years. By working closely with the Oregon Bioscience Association and Oregon Health & Science University, as well as other institutions, this investment will create an even stronger business incubator program at Portland State to serve Oregon.

I wish to thank the Portland Development Commission for the opportunity to serve even more Oregon companies. Portland State University looks forward to many years of mutually advantageous work in providing growth opportunities for Portland businesses.

Sincerely,

A handwritten signature in black ink that reads "Wim Wiewel". The signature is written in a cursive style with a large, sweeping initial "W".

Wim Wiewel
President

10/16/2009

Portland State University Business Accelerator (PSBA)

Wetlab Operating Notes

Lab Spaces and Equipment Available

The bioscience wet labs at the Portland State Business Accelerator will provide between four and six small labs for start-up bioscience companies. Labs will range in size from 165 to 400 square feet and will be clustered around a shared lab of almost 1,000 square feet. The shared lab is expected to include shared equipment, including two bioscience fume hoods, an autoclave, two commercial dishwashers, an ice machine and safety stations. The shared lab also will provide space for company-owned which need to be connected to back-up power. Companies will provide all other equipment they require.

Pricing

Lab rates are based on market research and will be approximately \$35 per square foot annually. Each company will pay for the square footage of their private lab, plus a 1/6 share of the shared lab at the same rate. Offices will be available in the building for any new resident company at the standard PSBA rates, which typically is about half the rate of the labs.

Selection Criteria for All Applicants

1. Company is a start-up that is not yet selling a product.
2. Company has an innovative technology or science-based product with a definable, potentially large market and a significant competitive advantage based on its innovation.
3. Company has a founding team, complemented as needed by advisors, that has strong science and/or technology innovation capabilities, experience with relevant markets, and knowledge of sound business management practices.
4. Company has development needs that can be addressed by programs offered through the Accelerator.
5. Company is financially viable in the near term, as evidenced by a bank letter stating that the company has operational capital to last through the lease term and some combination of the following:
 - Financial statement, balance sheet and six-month cash flow projection.
 - Letter of reference from prior landlord.
 - Copy of SBIR or STTR proposal for funding or award letter.
 - Copy of angel fund or VC investment commitment.
6. Company has either (a) an existing relationship with PSU or OHSU, or (b) the desire to create a relationship. Typical relationships include: use of student interns, participation in entrepreneurship programs, or use of student project teams to work on company development issues. High-impact linkages include faculty research collaborations, joint development agreements, and license to university-owned intellectual property.
7. Preference is given to companies in the industries of bioscience/biotechnology, green technology/sustainability and information technology/software and bioscience.
8. Preference is given to companies that are based on university intellectual property from Portland State University or Oregon Health Sciences University.

10/16/2009

Application Policies

Science-based companies must provide, in addition to the standard application, a moderately detailed but non-confidential description of the research to be performed, a list of biological and hazardous chemical agents to be used, and a categorization of the research in terms of its Biosafety Level. The lab environment is suitable for Biosafety Level I and II scientific work involving agents of minor to moderate potential hazard to personnel and the environment. This information must be reviewed and approved by the PSU environmental safety officer as part of the application process

Lab Operations Restrictions

1. The lab environment is restricted to Biosafety Level I and II scientific work involving agents of minor to moderate potential hazard to personnel and the environment.
2. No animal housing facilities will be available or authorized. Companies are allowed to have live animals on site for no longer than 48 hours. Tenant companies will also not engage humans in clinical trials on the premises.
3. Storage volumes of hazardous and explosive chemicals will be limited by PSBA and further information provided upon inquiry.
4. Chemicals to be used in labs with approval from PSU environmental safety officer and in compliance with State and federal guidelines.

Lab Safety Operations

1. Resident companies are responsible for the costs of their own hazardous waste handling and processing, per PSU approved guidelines.
2. Use of the shared-lab fume hoods will be on a scheduled basis.
3. The lab will be monitored for negative pressure, use of other equipment that could disrupt air handling, and humidity to meet lab standards.
4. The lab will be monitored for chemical storage limits and other safety issues. Tenants will provide their own experiment-related gases and are allowed to have limited quantities on site.
5. Periodic and random checks will be performed by PSU to ensure that chemicals used on site confirm with those allowed by environmental reviews.

10/16/2009

Labs	Actual SF	Shared lab allocation %	Shared Lab SF allocation	Total SF to be charged	Estimated Annual Rate Per SF	Annual Estimated Lease Rate	Monthly Estimated Lease Rate
Shared lab	969						
Lab 1	243	16.675%	162	405	\$ 35.00	\$ 14,175.00	\$ 1,181.25
Lab 2	218	16.675%	162	380	\$ 35.00	\$ 13,300.00	\$ 1,108.33
Lab 3	397	16.675%	162	559	\$ 35.00	\$ 19,565.00	\$ 1,630.42
Lab 4	166	16.675%	162	328	\$ 35.00	\$ 11,480.00	\$ 956.67
Lab 5	251	16.675%	162	413	\$ 35.00	\$ 14,455.00	\$ 1,204.58
Lab 6	242	16.675%	162	404	\$ 35.00	\$ 14,140.00	\$ 1,178.33
TOTAL	2486	100.1%		2,489			