

**Budget, Finance, and Facilities Report**

Wednesday, April 15, 2026

Agenda Item: IV

**Subject:** Chemical and Biological Research Laboratory Center Renovation Project - Construction Manager (CM) Contract Authority

**Proposed Board Action:**

This agenda item seeks to authorize the President to negotiate and execute a contract with Allstate Construction for construction management services to renovate the top two floors of the Pharmacy Building, in an amount not to exceed \$18,499,362, for the first phase of the project, subject to final review and approval by the Office of the General Counsel.

**Background and Purpose**

The Pharmacy Building supports the academic, research, and clinical missions of the College of Pharmacy and Pharmaceutical Sciences. Renovation of the top two floors is necessary to build out research and support spaces, all necessary infrastructure, and to ensure compliance with current safety, accreditation, and code requirements. Construction on the existing Pharmacy Building was completed in September 2016, with the top two floors remaining as unfinished shell space due to insufficient funds to complete them.

Allstate Construction was selected as the recommended Construction Manager through a formal public solicitation process, which included three (3) other construction management companies. (CSI Contracting, Inc., Culpepper Construction, and Ajax Building Corporation). A committee consisting of nine individuals reviewed, rated, and ultimately selected Allstate Construction.

The University's facilities project management team negotiated with the recommended Construction Manager in accordance with the Consultants' Competitive Negotiation Act (CCNA), s. 287.055, Florida Statutes, to establish a Guaranteed Maximum Price (GMP). The GMP provides a not-to-exceed contract amount, locking in pricing and protecting the University against inflationary pressures and rising construction costs. Contract execution will be subject to final negotiation and review by the newly formed University optimization contract review committee to capture additional efficiencies and cost savings opportunities.

FLORIDA **A&M** UNIVERSITY  
Board of Trustees  
ACTION ITEM

**Allstate Construction’s well-rounded experience as a Construction Manager:**

- Experience with large, multi-phase public projects
- Strong performance in occupied and operational environments
- Capability in both vertical construction and infrastructure improvements

**Current Funding Status**

- Total PECO Allocation (To Date): \$14,309,913
- Total NIH Grant Allocation (To Date): \$7,991,046
- **Available Funding (To Date): \$22,300,959**
- Current GMP (Phase I pending approval): (\$18,499,362)
- Design Services: (\$ 2,602,094)
- Remaining Balance after GMP: \$1,199,503
  
- **Remaining Anticipated PECO Funding: \$13,108,950**
  
- **Total Estimated Project Budget: \$35,409,909**

This contract will represent Phase I of the overall project and corresponds to the \$22.3 million in funds allocated to the University to date. The allocated funding includes a \$7.9 million National Institutes of Health (NIH) federal grant award supporting the College of Pharmacy and Pharmaceutical Sciences.

It is important to note that the \$7.9 million NIH federal grant is included in the total project funding of \$35.4 million. Upon receipt of the remaining balance of \$13.1, an amendment to the contract will be required and presented to the Board of Trustees for approval to complete Phase II of the project scope of work.

**Recommendation:** We recommend that the Board of Trustees approve and authorize the President to execute the contract with Allstate Construction in an amount not to exceed \$18,499,362 for phase I of the Pharmacy Building Renovation of the top two floors. This contract will be executed after the Board’s approval and the review and comments by the Office of the General Counsel.

**Attachments:** Yes

1. Allstate Construction Guaranteed Maximum Price (GMP)
2. National Institute of Health (NIH) Federal Grant Award



FAMU Chemical & Biological Research Center

**Guaranteed Maximum Price (GMP)**

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March 31, 2026

David Rosenfeld  
Project Manager  
Facilities Planning and Construction & Safety  
Florida A&M University  
Email: [david.rosenfeld@famu.edu](mailto:david.rosenfeld@famu.edu)

**Re: GMP Submittal**  
Project: FAMU Chemical & Biological Research Center  
Tallahassee, FL

David,

Enclosed is our updated GMP Submittal for the above-referenced project which includes the edits made based on our review meetings together, and additional direction provided this week regarding the point-of-use high purity water. This submittal is based on the documents listed in Section 5 and the clarifications in Section 2.

Regarding the split between NIH and Non-NIH funding, we reduced the NIH-funded portion of the estimate to match the available NIH funding. This was accomplished by moving \$2,866,975 from the NIH portion to the Non-NIH portion of the estimate that is funded with PECO funds (see Division 13 of estimates).

We look forward to receiving FAMU's approval of the GMP to begin the procurement process.

Sincerely,

**ALLSTATE CONSTRUCTION, INC.**

Paul Arnaldo  
Preconstruction Manager



## **GMP Submittal**

FAMU Chemical & Biological Research Center  
Tallahassee, FL

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## SECTION 1 – PROJECT SUMMARY

March 31, 2026

GMP Includes:

- 2<sup>nd</sup> floor interior build-out.
- Penthouse plumbing, lab gas, HVAC systems for both 2<sup>nd</sup> and 3<sup>rd</sup> floor build-out.
- Limited plumbing and lab gas piping rough-in to serve *future* 3<sup>rd</sup> floor build-out (see Allstate's marked-up drawings for clarification).
- High purity water point-of-use locations.
- Emergency power generator.
- Communication Cabling System.
- Access Control & Video Surveillance Systems.

Not Included (see Section 2 – Clarifications for more detail):

- 3<sup>rd</sup> floor build-out is deferred scope and is therefore not included.
- Maintenance and/or repairs to existing roof is by others and is therefore not included.
- Threshold inspecting is by others and is therefore not included.
- High purity water system at 2<sup>nd</sup> floor, Ground Level, Lower Level #1 is not included.
- Service contract for high purity water system is not included.

Pricing Summary:

- Work is separated into two cost estimates for funding purposes. Pricing is summarized as follows:

a - Non-NIH Scope	\$11,258,448
b - NIH Scope	\$7,240,914
<b>Total GMP</b>	<b>\$18,499,362</b>

Schedule:

- The duration from Notice to Proceed and required permits to Substantial Completion is 468 calendar days.
- Reference attached schedule dated January 30, 2026.

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## SECTION 2 – CLARIFICATIONS

March 31, 2026

Pricing for the above-referenced project is based on the referenced documents in Section 5, and the following clarifications.

The intent of the clarifications is to provide a supplemental scope, design and pricing guide. They are included to further the Team's understanding of what is included in the scope of this project based on Allstate Construction's interpretation of the design intent and shall take precedence over the Contract Documents to meet the proposed estimates for select means, methods, or materials represented in this cost estimate.

### ASIs

1. An allowance is included for pending design changes to be identified in Architect's Supplement Instructions (ASIs).

### Addenda

2. Apparent metal framing (dark lines) added at 2/A-705 on Addendum No. 2 is not included.
3. Gypsum board elevation 10'-6" AFF added at 6/A-705 on Addendum No. 2 conflicts with 10'-0" AFF on the same plan.
4. Apparent metal framing (dark lines) added at 7/A-705 on Addendum No. 2 is not included.
- ~~5. Addendum No. 1, attachment 087100 Door Hardware: Build America Buy America Act (BABA) is not included (versus 06-02-2025 Teams meeting with NIH).~~
6. Addendum No. 1, attachment 096500 Resilient Flooring does not have the addendum header like the other re-issued specs.

### Specifications

7. Though titled "volume 1", no additional volumes are found or included.
8. Spec 000951 Direct Material Purchase Procedure is not included.
9. First spec 064100 Architectural Wood Casework is included.
  - Second spec 064100 Architectural Wood Casework is not included.
10. Spec 075200 Modified Bitumen Roofing System ends on page 13 without "end of section" noted.
11. Spec 093000 Tiling ends on page 5 without "end of section" noted.
12. First spec 123600 Countertops is included.
  - Second spec 123600 Countertops is not included.
13. Spec 270526 Grounding & Bonding for Communications Systems ends on page 9 without "end of section" noted.
14. Spec 270529 Hangers & Supports for Communications Systems ends on page 1 without "end of section" noted.
15. Spec 270533.13 Conduit for Communications Systems ends on page 1 without "end of section" noted.
16. Spec 2705236 Cable Trays for Communications Systems ends on page 1 without "end of section" noted.
17. Spec 271000 Structured Cabling ends on page 5 without "end of section" noted.
18. Spec 271100 Communications Equipment Room Fittings ends on page 7 without "end of section" noted.
19. Spec 281000 Access Control ends on page 5 without "end of section" noted.
20. Spec 282000 Video Surveillance ends on page 5 without "end of section" noted.
21. Spec 312000 Building Earthwork is not found or included (Patrick M. McKee 11-24-2025).

### Designers Narratives

22. Designers' "basis of design" is not included.

### Contract Conditions

23. Build America Buy America Act contingency is included.
- The 100% iron and steel and 50% “others” requirement in NIH’s 01-12-2026 e-mail is not found in the link in that e-mail.
    - That requirement is not found in FAMU’s 01-17-2025 e-mail.
    - That requirement is contrary to NIH’s phone conversation on 06-02-2025.
  - Item-by-item compliance with BABAA will be determined with the construction-phase submittals.
  - For those items that do not comply with BABAA, a substitution will be pursued using the BABAA contingency.
  - Depending upon the value of the BABAA items, FAMU may consider using non-NIH funds instead of NIH funds.
  - For those items which a BABAA substitution is not found, then a BABAA waiver will be pursued.

### General

#### General

24. The non-NIH GMP and NIH GMP are mutually dependent.
- One GMP is not valid without the other GMP.
25. This GMP remains valid until April 7, 2026. The following must be received prior to that date:
- Fully-executed contract.
  - Complete notice-to-proceed.
  - Evidence of availability of all funding.
26. Work at, or involving, the third floor is not included.
- See Allstate Construction’s blue-colored mark-ups on the following drawings for additional clarification.
    - G-004.
    - S-104, S-105.
    - AD-103, AD-104, AD-105, A-103a, A-103, A-104, A-105, A-201, A-202, A-301, A-601, A-703, A-705, A-801, A-803, A-901, A-903.
    - LF-106, LF-107, LF-108, LF-109, LF-110, LF-300, LF-407, LF-408, LF-409, LF-410, LF-411, LF-412, LF-413, LF-414, LF-415.
    - M-205, M-206, M-207, M-305, M-601, M-602, M-603, M-704, M-804, M-901, M-902.
    - FD-205, F-205.
    - P-205.1A, P-205.1B, P-205.1E, P-205.1F, P-205.2A, P-205.2B, P-205.2E, P-205.2F, P-501, P-705.1A, P-705.1B, P-705.1E, P-705.1F, P-705.2A, P-705.2B, P-705.2E, P-705.2F, P-901.
    - E-205, E-305A, E-305B, E-305E, E-305F, E-306, E-307, E-405, E-700, E-702, E-900, E-901, E-905, E-906, E-907, E-908.
    - T-2.03, T-4.02, T-5.01, T-6.01.
27. Work at, or documentation of, exterior envelope is not included (“Note”/G-001).
28. Contingency is included per Article 5.1.7.2/Owner Agreement and Exhibit “C”/Owner Agreement.
- Contingency is not an architect’s “allowance” (3.1, A/010210).
- ~~29. Contingency “allowance” does not include construction manager’s (contractor’s) overhead and profit (3.1, A/010210 versus 1.2, A, 7/012100).~~
30. Liquidated damages per-calendar-day are “Construction Cost” times 0.07 divided by 365 (5.1.6/Owner Agreement).
31. Preconstruction services fee is under a separate Purchase Order and is not included in this GMP.

#### Submittals

32. Specialty Engineer’s submittals are not included (3.2/013400).
33. JRA Architects involvement in this project is unknown (1.7, D/013400).

#### Permits

34. FAMU, State Fire Marshal, City of Tallahassee, NFWFMD and other governmental permits are not included.

#### Testing & Inspecting

35. Threshold inspections are not included (Threshold Notes/S-001) (3.01, B/051200; 1.05, A/053100).
- “Arrange for special inspections and testing...” is not included (2, A, 2/010400).
36. Testing and inspecting “...beyond specified requirements...” is not included (2.04, C, 5/014000; 2.04, C, C/014000).

#### Temporary Utilities

37. Owner’s water service is used for construction.
- Water metering or usage payments are not included (2.3, A/015100).
38. Owner’s electric service is used for construction.
- Electric metering or usage payments are not included (2.2, A/015100).

#### Temporary Field Office

39. Field offices and sheds are not included (015900).

#### Sustainability

40. LEED registration fees, certification fees, complying, documenting and reporting are not included (013566.15, 1.05/016000, 019113, 084229.23, 220700, 230700, 260800).
41. Product preference is not included (2.02, D/016000).
42. Certified or labeled sustainably harvested wood is not included (2.02, A, 2/123600).
43. 500-mile harvested wood limit is not included (2.02, A, 3/123600).

#### Commissioning

44. Commissioning authority “CxA” fees are not included (019113, 220800, 230800, 260800).
- ~~45. Contractor’s, construction manager’s or subcontractors’ use of Cx Alloy is not included (e.g. 1.5, B/010113).~~
46. Occupancy phase testing is not included (1.9, A/019113).

#### Warranty

47. One-year contractor’s warranty is included.
- Warranties longer than one-year are not included:
    - Joint sealants (1.05, B/079200).
    - Structured cabling (1.08, B/271000).
    - Fire detection & alarm systems (3.10, A/284610).
  - “Installing contractor” warranties longer than one-year are not included:
    - Automatic fire sprinkler system 3.07, B/211314.
  - “Supplier” warranties longer than one-year are not included:
    - Biological safety cabinets (1.08/115353).
    - Sterilizer autoclaves (1.10/116220).
48. One-year manufacturer warranties are included.
- Manufacturer warranties longer than one-year are not included:
    - Glazing (1.08/088000).
    - Solid plastic toilet compartments (1.08, A/102113.10).
    - Controlled environment room (1.9/132100).
    - Automatic fire sprinkler system (3.07, B/211314).
    - Lab compressed air system (3.06/226114).
    - Lab vacuum system (2.07, A/226214).
    - Network lighting controls (1.08/260943).
    - Surge protective devices (3.05/264300).
    - Lighting (1.05, A/265000; 1.05, B/265000).
49. The following manufacturer warranties longer than one-year are delivered to the owner for use directly with those manufacturer’s:
- Modified bitumen membrane roofing (1.10/075200).

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### Existing Conditions

50. Archaeological monitoring is not included (Note-13/C-2.0).
51. Existing lead shielding is not shown on the drawings, and its restoration is not included (3.10/220000).
52. Asbestos, lead, mercury, PCB, mold, radon or other hazardous, toxic or pollutant materials survey, testing or abatement is not included.

### Demolition

53. ~~Demolition for duct between column lines "K" and "L" on A 104 room smaller than the duct and insulation on M-206.~~ That duct and its opening through Penthouse floor are for the future third floor and are not included.
  - ~~• Adjustment allowance (labor and material) is included pending clarification.~~
  - That opening is not included but is instead a part of future third floor work.

### Concrete

54. Existing slabs and their slopes remain as-is.
  - Grinding or replacement of existing slabs for new slope is not included (3.05, E/033000).
55. Curing compound "engineering testing laboratory certification" is not included (3.06, C/033000).
56. ~~Curbs for duct between column lines "K" and "L" on A 104 room smaller than the duct and insulation on M-206.~~ That duct and its curbs through Penthouse floor are for the future third floor and are not included.
  - ~~• Adjustment allowance (labor and material) is included pending clarification.~~
  - Those curbs are not included but are instead a part of future third floor work.

### Masonry

57. Cleaning or repairing of existing brick masonry is not included (General Construction Note-15/AS-101).
58. Masonry infill is not included (General Construction Note-17/AS-101).

### Steel

59. Steel fabrication is in accordance with AISC standards (1.03/051200).
  - Fabrication AISC "certified" firm or member is not included (1.06, A/051200).
60. Steel erection is in accordance with AISC standards (1.03/051200).
  - Erection by AISC "certified" firm or member is not included (1.07, B/051200).
61. US-produced iron and steel materials are not included (FAC 60D-16.002).
62. Guy wire adjustment allowance (labor and material) is included pending architect's, structural engineer's and mechanical engineer's design coordination.
  - 1/A-105 says "see mech guy wire layout", 1/S-104 says "see MEP for guy stanchion location" and 1/M-804 says "refer to structural for guy stanchion locations."

### Cabinets

63. Cabinet fabrication and installation complies with AWI standards (1.03/064100).
  - Fabrication or installation by an AWI "certified" firm or member is not included (1.05/064100; 1.04, B/123600).
64. Admin. 104 or Conference Room 101 are not included (2.03, C, 2/123600).
65. Solid surface countertops are included instead of quartz (B1/A-804, B2/A-804, B3/A-804, B4/A-804, 15/A-801).
66. Cabinet locks are not included (2.08, E/064100).
67. Grommets are included for owner's trash bins (e.g. Mockett TM12B) (B1/A-804).
  - Covers at grommets are not included.
68. Composite blocking is not fire-retardant-treated (12/A-602).

### Roofing

69. Wood blocking at roof is preservative-treated but not fire-retardant-treated (2.01, A/061000).
  - Combination fire-retardant treated lumber that is also preservative treated is not available.

70. FAMU is contracting existing roof repair and maintenance work directly with Garland Design-Build Solutions'. Maintenance or repairs of existing roof are not included.

### **Fireproofing**

- 71. Fireproofing repair is available only on a time-and-material basis (versus "allowance").
- 72. Fireproofing "allowance" does not include construction manager's (contractor's) overhead and profit (3.1, C/010210 versus 1.2, A, 7/012100).
- 73. Intumescent paint is not included (General Note-H/A-902).

### **Doors**

- 74. Door panel finish D225 is SWDG (Door Schedule/A-601).
- 75. "Acoustical" doors are not included (3.3, E/087100).
- 76. Hollow metal frames W1 and W2 are included (10/A-602, 11/A-602) instead of "storefront" (Floor Plan Legend/A-102).
- 77. Life-safety or code-compliance design ("design and performance criteria") of the door hardware by the contractor is not included (1.01/087100).
  - Hardware adjustment allowance (labor and material) is included pending approval of construction phase submittals by the architect-of-record.

### **Clean Room Doors**

- 78. Hardware sets-4.0 and -4.1/087100 are not compatible with clean room doors and are not included.
- 79. Tracks and thresholds are surface-mounted instead of recessed (1.09, A/084229.23).

### **Glass**

- 80. Insulated glass is not included (2.04/088000).
- 81. Fire-rated glass is not included (2.05, D/088000; 2.05, E/088000).
- 82. "Security" glass is not included (2.05, F/088000).
- 83. Glass in Observation 213A and 227 is clear (W2 on Interior Window Elevations/A-601).
  - Adjustment allowance (labor and material) is included pending designer's confirmation.

### **Gypsum Board**

#### General

- 84. Gypsum board ceiling at 10'-4" aff in Group Participation 229 is not included (A-702).
- 85. Gypsum board to gypsum board corner trim is included at 11/A-704, 3/A-705, 4/A-705, 5/A-705 & 7/A-705 instead of "Aluminum Perimeter Trim by Ceiling Manufacturer."

#### Framing

- 86. Horizontal light gauge metal backing is included instead of additional vertical metal studs at grab bars (Typical Mounting Heights.../A-801).
- 87. Wood blocking concealed in gypsum board walls is fire-retardant-treated but not preservative-treated (2.01, A/061000).
  - Combination fire-retardant treated lumber that is also preservative treated is not available.
- 88. Concealed framing for gypsum board ceilings is constructed separate from exposed suspension grid for acoustical ceilings (versus 2/A-705, 3/A-705, 4/A-705, 5/A-705, 7/A-705).

#### Boards

- 89. Tile backer board is per Part 2K/092116 instead of 1.16B/093000.
- 90. Impact-resistant gypsum board is not included (Part 2J/092116).

#### Finishing

- 91. Level 4 finish (3.07, B, 2/092116) is included at "egg-shell" paint (2.03/099123).
  - Level 4 finish is included per that gypsum board spec instead of Level 5 finish that is within the MPI #139 standard (2.03/099123).
- 92. Gypsum board ceilings are not included inside of the floor-to-floor shafts (versus Reflected Ceiling Plan Legend/A-702).

### Acoustical

93. Ceilings are per 2.02/095100 instead of either RCP Legend/A-702 or "basis of design"/A-901.
94. ACT-1 is equal to Armstrong Optima Health Zone #3314 instead of #3114 (2.02, B, 10, a/095100).
95. ACT-2 is not included in Cold Room 222 (Finish Schedule/A-901 versus A-702).
96. Acoustical ceiling ACT-3 is included in Conference 215 instead of ACT-4 (1/A-702, 1/A-705).
97. ACT-4 is 0'-4" wide (2.02, E, 1/095100) instead of either 0'-6" wide (A-702) or 0'-1-1/2" wide (7/A-704).
98. ACT-4 0'-4" high "floating" trim (2.02, B, E, 6, a, 2/095100) is included as ceiling-to-ceiling trim (10/A-704). The ceiling-to-ceiling height may be nominal 4" instead of actual 4".
99. Shadow molding (e.g. Armstrong 7874 or similar that matches ceiling grid) is included instead of "F" molding (11/A-704, 14/A-704).
100. Shadow molding (e.g. Armstrong 7874 or similar that matches ceiling grid) is included instead of "W" molding (13/A-704).
101. Vertical transition molding (e.g. Armstrong 7906 or similar that matches ceiling grid) is included at 2/A-705.
102. Horizontal transition molding (e.g. Armstrong 7907, 7908 or similar that matches ceiling grid) is included at 5/A-704, 3/A-705, 4/A-705, 5/A-705, 7/A-705.
103. Acoustical ceiling gaskets are not included (2.03, D/095100).
104. Acoustical insulation is not included (2.03, C/095100; 3.03, H/095100).

### Flooring

105. Rubber base color does not match plastic laminate (B1/A-804, typical).
106. Exposed concrete floor sealer "Sealed Concrete" is existing to remain (A-901).

### Epoxy Flooring

107. Epoxy flooring is not included (FAMU's 03-04-2026 e-mail).
108. Existing floor-mounted items remain as-is (1/A-104).
  - New epoxy floor coating does not extend underneath existing floor-mounted items.
109. Epoxy wall base (1.01/096700) or rubber base RB-1 (A-901) is not included.
110. Joint sealants are included at epoxy flooring "...at full perimeter" (e.g. 11/A-402).

### Painting

111. "Ceiling elements" are manufacturers' standard color selections (General Note-G/A-702).
  - Neither custom colors nor field finishing is included at "ceiling elements."
- ~~112. Joint sealant testing is performed by the subcontractor instead of by a testing agency (1.04, D/079200).~~
113. Joint sealant testing and inspecting is not included (1.04/079200).
  - Joints sealants are interior "beauty beads."
  - Exterior joint sealants are not included.
114. Zinc painting above roof is not included (Detail Note-1 on 4/M-803).
115. Galvanized steel stanchions at roof remain un-painted (6/A-105).

### Specialties

#### Signs

116. Replacement elevator lobby directories allowance (labor and material) at lower level #2, lower level #1 and ground level.
117. Aluminum plaques are not included (2.04/101400).
118. Drawing A-010 is not found (General Note-14/A-601).

#### Corner Guards

119. "Wall protection" is not included (102600). However, corner guards are included (B9/A-804).

#### Toilet Accessories

120. Trash rings A11 are similar to Mockett TM2B (Accessory Schedule/A-401).

121. Shelves A12 similar to Bobrick B-295-16 are included instead of 36" scaled on Typical Mounting Heights of Toilet Accessories/A-801.
122. Utility shelves A13 are similar to Bobrick B-239-34 (Accessory Schedule/A-401).

#### Lockers

123. Locker benches are not included (2.01, B/105129).

#### Audio-Video

124. Televisions and television wall mounts are not included (Construction Note-9/A-102).

### **Equipment**

#### Appliances

125. Refrigerators or other residential appliances are not included (REF-1 on Plumbing Fixtures/P-901).

#### Lab Equipment

126. Wood casework is not included (BWD48S1 on LF-001).
127. Marble casework is not included (MBL36T5 on LF-001).
128. Glass at lab casework is not included (Above Counter Cabinets/LF-001).
129. Type 304 stainless steel is included (second character in the Casework Legend/LF-001).
130. Metal casework sliding leg tubes are painted steel instead of stainless steel (2.10, A, 2/123553.13).
131. Metal casework service fittings are chrome-plated (2.14, D/123553.13) instead of epoxy-coated (2.14, E/123553.13).
132. At 5/LF-405, casework prefix "BMD" is included instead of prefix "BMH."
133. Epoxy counter tops are included at tables "MML" (Mobile Cabinets/LF-001).
134. Electrical raceways at lab casework are powder-coated steel instead of anodized aluminum (Lab Accessory Schedule Mark-1/LF-003).
135. Fume hoods interior dimension is 24" instead of 26-1/2" (2.05, B/115313).
136. Glassware washer accessory allowance (labor and material) is included pending designer's sections beyond the manufacturer name and model number (WP-GLW-01/LF-101).
137. Undercounter washer accessory allowance (labor and material) is included pending designer's sections beyond the manufacturer name and model number (HTS-DSW-01/LF-102).
138. Point-of-use water purification systems are not included at lower level #1 (PWP-1/P-202) or ground level (PWP-1/P-203) (Alternate No. 3, Part 2/012300 versus "LF" drawings).

### **Furnishings**

#### Window Shades

139. Manual window shades are included instead of both manual and motorized window shades (General Note-O/A-702).
140. Window shades are light filtering (A-901) (2.02, B/122400).
  - Window shades are not light blocking (2.02, C/122400).
141. Need confirmation that window shades are required at Cold Room 222 and Gowning 219 (General Note-O/A-702).
142. Window shades are not included at Stair No. 1 S0102 or Stair No. 2 S0202 (General Note-O/A-702, "RS" note/A-901).
143. Window shades are not included at interior windows (General Note-O/A-702).

### **Special Construction**

#### Clean Rooms

144. Manufacturer's standard vinyl flooring is included.
  - Welded seams or coved base are not applicable or included (2.4, C, 1, c/132100).
145. Clean room testing and inspecting "allowance" does not include construction manager's (contractor's) overhead and profit (3.1, D/010210 versus 1.2, A, 7/012100).
146. USP 797 testing and certifying allowance (labor and material) is included (3.1, D/010210).
  - Testing and certifying allowance for a second, generic "FDA" certification is not included.

### **Fire Sprinkler**

147. Wet-type fire sprinkler system is included.
- Dry, fine water spray, manual or deluge fire sprinkler systems are not included (Basis of Design note-1/F-001).
148. Concealed heads are included at gypsum board ceilings (RCP General Note-H/A-702).
- Semi-recessed heads are included at other ceilings (2.02, 3, b/211314).

### **Plumbing**

#### General

149. Restoration of existing lead shielding is not included (3.10/220000).
150. Existing acid neutralizing tank remains as-is (1/P-201).
151. Plumbing supports are per the Florida Plumbing Code.
- Details, drawings or calculations for plumbing supports are not included (1.04, 7/220529; 1.04, 9/220529).

#### High Purity Water System

152. One-year warranty is included for water treatment system.
- Pre-paid service contract is included for FAMU to execute and manage (1.02, B/012300)..
  - Allstate Construction's insurance, bonds or management of the service contract is not included.
  - (FAMU has separate current laboratory service contracts).
153. Water treatment equipment may also be Culligan (1.06/226720.13).
154. New equipment drain piping to extends to existing floor drains at third level (1/P-802).
- New floor drains at third level are not included.
155. High Purity Water System at Ground Level & Lower Level #1 is not included.

#### Lab Compressed Air System

156. New equipment drain piping to extends to existing floor drains at penthouse level (2/P-802).
- New floor drains at penthouse level are not included.

#### Lab Vacuum System

157. New equipment drain piping to extends to existing floor drains at penthouse level (3/P-802).
- New floor drains at penthouse level are not included.

#### Bottled Gas

158. Nitrogen, carbon dioxide or argon "vent out thru roof" piping allowance (labor and material) is not included pending design (AEI e-mail 02-23-2026) (6/P-801 versus P-204.2B)
159. Nitrogen, carbon dioxide or argon "vent out thru roof" piping is not included (6/P-801 versus P-204.2B).
160. Neither sizes nor locations of gas relief vents are shown (6/P-801 versus P-204.2B).

#### Natural Gas

161. Natural gas piping is not included (221600) ("LF-NG" on P-205.2F).

### **HVAC**

#### General

162. Mechanical supports are per the Florida Mechanical Code.
- Details, drawings or calculations for mechanical supports are not included (1.03, 7/230529; 1.03, 9/230529; 1.03, C/230529).
163. An allowance is included (labor and material) to enclose and condition Room 315 pending design (architect's e-mail 03-03-2026).

#### Piping

164. Cathodic protection is not included (1.08/232116).

### **HVAC Control System**

165. HVAC controls are not limited to sole-source Siemens (1.04/230901) (FAMU phone conversation 01-20-2026).
- Contingency is included pending re-design, submittal approval and confirmation that the bidder can integrate with Siemens.

### **Electrical**

#### Power

166. New feeders to Second Floor and Third Floor are routed above the Lower Level 2 slab instead under that slab (E-700).
167. Power connections to existing elevators are not included (2.03/263623).
168. Surface raceways are clear anodized aluminum (Mark-1 on Lab Accessories Schedule/LF-003) instead electro-static painted steel (2.02, B/260533.13).
169. For constructability, a gap is included above the top of the aluminum electrical raceway and the underside of the solid surface window sill (12/A-602).
170. Electrical receptacles on electrical "E" drawings do not match those on lab furniture "LF" drawings.
- Electrical receptacles adjustment allowance (labor and material) is included pending design reconciliation.

#### Lightning Protection

171. UL Master Label is not included since this is an existing lightning protection system that is modified (1.05, C/264113).

### **Communications Cabling**

172. Engineering analysis, calculations or drawing details for communications cabling system supports are not included (2.04, E, 11, a/270500).
173. Fiber optic cabling or its conduits from the second floor IDF to "building entrance facility" are not included (Keynote-3 on 2/T-501, Keynote-3 on 3/T-501).
174. Outside plant (OSP) cabling is not included.
175. Data cabling allowance (labor and material) is included for lab counter data outlets in Medicinal 209 and Medicinal 211 pending design (T-2.02).
176. Intercom system allowance (labor and material) is included pending design ("VI" on 1/T-2.02).

### **Radio Communications System**

177. Emergency responder radio communications system allowance (labor and material) is included for the second floor pending building official's determination (FBC 917.1).

### **Security Systems**

178. The alternate two-year maintenance contract is not included (architect's 03-03-2026 e-mail).
- ~~179. The alternate two year maintenance contract is a pass through from Data Set Ready to FAMU for FAMU to manage (3.07/281000, 3.07/282000).~~
- ~~Allstate Construction's insurance, bonds or management of the maintenance contract is not included.~~

### **Fire Alarm**

180. New fire alarm work at existing fire sprinkler valves and switches is not included (4/E-800).

### **Site**

181. Undercutting is included (Notes-1 & -2 on 2/S-101) instead of test pits (Earthwork for Structures #5/S-001).

Work Area	Phase	Description	Quantity	Total Cost/Unit	Total Amount
<b>a - Non NIH</b>					
	<b>01310.000</b>	<b>Project Management &amp; Coordination</b>			
		Superintendent - 5 days/week	66.86 week	3,438.92 /week	229,926
		Assistant Superintendent	33.43 week	2,291.62 /week	76,609
		Project Manager - 5 days/week	66.86 week	3,151.35 /week	210,699
		Project Manager - 5 days/week	6.00 week	3,151.35 /week	18,908
		Project Engineer - 2.5 days/week	33.43 week	2,292.31 /week	76,632
		Project Engineer - 2.5 days/week	6.00 week	2,292.31 /week	13,754
		Project Engineer - 2.5 days/week	1.00 week	2,292.30 /week	2,292
		Operations Assistant - 3 days/week	40.12 week	1,948.46 /week	78,172
		Safety	15.00 trip	500.00 /trip	7,500
		Accounting - 2 hours/week	3.34 week	1,490.00 /week	4,977
		<b>Project Management &amp; Coordination</b>			<b>719,469</b>
	<b>01310.200</b>	<b>Preconstruction Services</b>			
		Preconstruction Services - Separate	Isum	/Isum	
	<b>01311.000</b>	<b>Travel &amp; Housing</b>			
		Superintendent Vehicle	66.86 week	277.00 /week	18,520
		Assistant Superintendent Vehicle	33.43 week	277.00 /week	9,260
		Project Manager Vehicle	66.86 week	277.00 /week	18,520
		<b>Travel &amp; Housing</b>			<b>46,301</b>
	<b>01312.300</b>	<b>Electronic Communication</b>			
		Project Web Site - Not Included	- -	/-	
	<b>01322.600</b>	<b>Copying &amp; Reproduction</b>			
		Drawings & Specs	6.00 set	1,842.55 /set	11,055
		Submittals - by E-Mail	-	/-	
		Progress Reports - by E-Mail	-	/-	
		<b>Copying &amp; Reproduction</b>			<b>11,055</b>
	<b>01323.000</b>	<b>Photographic Documentation</b>			
		Construction Photographs - by E-Mail	- -	/-	
		Multi-Vista	1.00 Isum	10,000.00 /Isum	10,000
		Aerial Photographs - Not Included	- -	0.00 /-	0
		<b>Photographic Documentation</b>			<b>10,000</b>
	<b>01330.000</b>	<b>Submittals</b>			
		Coordination Drawings	160.00 hour	130.00 /hour	20,800
		Coordination Drawings	32.00 hour	130.00 /hour	4,160
		Architect's CADD File	1.00 Isum	1,500.00 /Isum	1,500
		BIM - Not Included	- -	/-	
		<b>Submittals</b>			<b>26,460</b>
	<b>01350.000</b>	<b>Special Procedures</b>			
		Background Checks - Included	- -	/-	
		Fire Watch - Not Included	- -	0.00 /-	0
	<b>01410.000</b>	<b>Permits</b>			
		Building Permit Fees - Not Included	- -	/-	
		State Fire Marshal Permit Fees - Not Included	- -	0.00 /-	0
		FDEP NPDES - Not Included	- -	0.00 /-	0
	<b>01452.000</b>	<b>Testing Laboratory Services</b>			
		Construction Materials Testing & Inspecting	1.00 Isum	24,300.00 /Isum	24,300
		Special (Threshold) Inspections - Not Included	- -	/-	
		<b>Testing Laboratory Services</b>			<b>24,300</b>
	<b>01510.000</b>	<b>Temporary Utilities</b>			
		Temp Electricity Service - Not Included. By Owner	- -	0.00 /-	0
		Temp Fire Protection	2.00 each	53.75 /each	108
		Temp Telephone Service Connection - Not Included	- -	0.00 /-	0
		Temp Telephone Service - Not Included	- -	0.00 /-	0
		Temp Internet Service	15.00 mnth	186.00 /mnth	2,790
		Owner/Architect Telephone - Not Included	- -	/-	
		Cellular Telephone	15.00 mnth	200.00 /mnth	3,000
		Copy-Scan-Fax Machine	1.00 each	161.25 /each	161
		Temp Water Service - Not Included. By Owner	- -	0.00 /-	0
		<b>Temporary Utilities</b>			<b>6,059</b>
	<b>01523.000</b>	<b>Field Office</b>			
		Office Trailer - Not Included	- -	0.00 /-	0
		" Deliver, Set-Up, Anchor - Not Included	- -	0.00 /-	0
		" Remove Anchors, Return - Not Included	- -	0.00 /-	0
		Owner/Architect Office Trailer - Not Included	- -	/-	
		Storage Trailers	15.00 mnth	1,290.00 /mnth	19,350

Work Area	Phase	Description	Quantity	Total Cost/Unit	Total Amount
	<b>01523.000</b>	<b>Field Office</b>			
		Copier	15.00 mnth	161.25 /mnth	2,419
		Office Supplies	15.00 mnth	64.50 /mnth	968
		Postage & Express	15.00 mnth	216.50 /mnth	3,248
		First Aid & Safety Supplies	15.00 mnth	32.25 /mnth	484
		<b>Field Office</b>			<b>26,468</b>
	<b>01529.000</b>	<b>Sanitary Facilities</b>			
		Temp Toilets	15.00 mnth	322.50 /mnth	4,838
		Temp Hand Washing Stations	15.00 mnth	322.50 /mnth	4,838
		Trailer Holding Tank - Not Included	- -	0.00 /-	0
		Ice, Water, Cups	15.00 mnth	23.65 /mnth	355
		<b>Sanitary Facilities</b>			<b>10,030</b>
	<b>01540.000</b>	<b>Construction Aids</b>			
		Utility Vehicle & Trailer	15.00 mnth	1,274.33 /mnth	19,115
		Platform Carts	6.00 each	537.50 /each	3,225
		Material Hoist - Not Included	- -	0.00 /-	0
		" Electrical Connection - Not Included	- -	0.00 /-	0
		Forklift	15.00 mnth	5,375.00 /mnth	80,625
		<b>Construction Aids</b>			<b>102,965</b>
	<b>01550.000</b>	<b>Vehicular Access</b>			
		Temp Ground Protection Mats - Not Included	- -	0.00 /-	0
	<b>01560.000</b>	<b>Temporary Barriers</b>			
		Temp Dust Barrier - Zip Wall at LL2, Ground	418.00 lnft	37.30 /lnft	15,593
		Temp Dust Barrier - Sticky Mats at LL2, Ground	24.00 pack	96.75 /pack	2,322
		Temp Guard Rails - Roof	300.00 lnft	122.75 /lnft	36,824
		Temp Guard Rails - Roof	60.00 lnft	82.58 /lnft	4,955
		Temp Protective Barrier Wall - in Temp Walkway Covers	- -	0.00 /-	0
		Temp Roof Closure	693.00 sqft	7.68 /sqft	5,324
		Temp Roof Closure	32.00 sqft	5.91 /sqft	189
		Temp Window Closures - Not Included	- -	0.00 /-	0
		Temp Windows - Not Included	- -	0.00 /-	0
		Temp Fire-Rated Partitions	71.00 lnft	260.70 /lnft	18,510
		Temp Floor Protection at Second, Third	29,039.00 sqft	0.61 /sqft	17,580
		Temp Floor Protection at LL2, LL1, Ground	16,990.00 sqft	0.79 /sqft	13,376
		Temp Floor Protection at LL2, LL1, Ground	1,265.00 sqft	4.05 /sqft	5,129
		Temp Signs	1.00 lsum	430.00 /lsum	430
		Temp Walkway Covers at West Entry	72.00 lnft	236.08 /lnft	16,998
		Temp Covering at Furniture at Ground	15,776.00 sqft	0.50 /sqft	7,956
		Temp Elevator Wall & Floor Protection	1.00 each	430.00 /each	430
		Temp Fence	200.00 lnft	16.53 /lnft	3,307
		Temp Fence	450.00 lnft	13.93 /lnft	6,269
		<b>Temporary Barriers</b>			<b>155,192</b>
	<b>01570.000</b>	<b>Temporary Controls</b>			
		Temp Air Scrubbers - Not Included	- -	0.00 /-	0
		Temp Air Filters	1.00 lsum	11,148.00 /lsum	11,148
		<b>Temporary Controls</b>			<b>11,148</b>
	<b>01580.000</b>	<b>Project Identification</b>			
		Project Sign	1.00 each	430.00 /each	430
		<b>Project Identification</b>			<b>430</b>
	<b>01611.300</b>	<b>Software Licensing</b>			
		Project Management Software	1.00 lsum	38,769.00 /lsum	38,769
		<b>Software Licensing</b>			<b>38,769</b>
	<b>01710.000</b>	<b>Layout &amp; Surveying</b>			
		Construction Surveying - Not Included	- -	0.00 /-	0
	<b>01732.900</b>	<b>Cutting &amp; Patching</b>			
		Patching & Preparation	32,971.00 sqft	0.96 /sqft	31,591
		<b>Cutting &amp; Patching</b>			<b>31,591</b>
	<b>01740.000</b>	<b>Cleaning</b>			
		Temp Trash Chute - Not Included	- -	0.00 /-	0
		Temp Trash Carts	6.00 each	537.50 /each	3,225
		Dumpster Delivery	1.00 each	123.62 /each	124
		Dumpster Rental - Included	- -	/-	
		Dumpster Pull Fee	10.52 each	645.00 /each	6,785
		Dumpster Pull Fee	0.48 each	645.00 /each	310
		Progress Cleaning	56.00 crhr	61.25 /crhr	3,430
		Progress Cleaning at LL2, LL1, Ground Floor	240.00 crhr	59.68 /crhr	14,324
		Final Cleaning	15,776.00 sqft	0.89 /sqft	14,048

Work Area	Phase	Description	Quantity	Total Cost/Unit	Total Amount
	<b>01740.000</b>	<b>Cleaning</b>			
		Final Cleaning	0.00 sqft	0.00 /sqft	6,537
		Final Cleaning - Clean Rooms	1.00 lsum	7,232.00 /lsum	7,232
		<b>Cleaning</b>			<b>56,015</b>
	<b>01780.000</b>	<b>Closeout</b>			
		As-Built Documents	3.00 set	1,842.55 /set	5,528
		As-Built CAD Documents	112.00 hour	130.00 /hour	14,560
		<b>Closeout</b>			<b>20,088</b>
	<b>01811.300</b>	<b>Sustainability</b>			
		LEED Registration & Certification Fees - Not Included	- -	0.00 /-	0
		LEED Complying, Documenting & Reporting - Not Included	- -	0.00 /-	0
		LEED Sustainable Material Reports - Not Included	- lsum	0.00 /lsum	0
	<b>01910.000</b>	<b>Commissioning</b>			
		Commissioning - Not Included	- -	0.00 /-	0
	<b>02260.000</b>	<b>Hazardous Material Testing</b>			
		Asbestos Testing - Not Included	lsum	/lsum	
	<b>02419.000</b>	<b>Selective Demolition</b>			
		Selective Demolition	1.00 lsum	24,000.00 /lsum	24,000
		Selective Demolition	0.68 lsum	42,500.00 /lsum	28,900
		Selective Demolition - Lower Level #1	1.00 lsum	3,300.00 /lsum	3,300
		...	sqft	/sqft	
		Move Existing Stored FF&E	7,243.00 sqft	0.90 /sqft	6,497
		Move Existing Stored FF&E	8,703.00 sqft	0.53 /sqft	4,654
		<b>Selective Demolition</b>			<b>67,351</b>
	<b>02800.000</b>	<b>Hazardous Materials</b>			
		Asbestos Abatement - Not Included	- -	0.00 /-	0
	<b>05120.000</b>	<b>Structural Steel Framing</b>			
		Structural Steel Framing	1.00 lsum	72,180.00 /lsum	72,180
		Allowance - Adjust Guy Wire Locations	1.00 lsum	3,000.00 /lsum	3,000
		<b>Structural Steel Framing</b>			<b>75,180</b>
	<b>05520.000</b>	<b>Steel Railings</b>			
		Roof Railings at New EF-12 - Not Included - Leave New Temp Railings	- -	0.00 /-	0
	<b>05590.000</b>	<b>Metal Specialties</b>			
		Clean Room Stainless Steel Door Jambs	1.00 lsum	8,343.00 /lsum	8,343
		<b>Metal Specialties</b>			<b>8,343</b>
	<b>06105.000</b>	<b>Rough Carpentry</b>			
		Roof Blocking - in Division 07 Roofing	- -	0.00 /-	0
		Wall Blocking - in Division 09 Gypsum Board	- -	0.00 /-	0
	<b>06410.000</b>	<b>Architectural Cabinets</b>			
		Cabinets & Trim	1.00 lsum	23,701.00 /lsum	23,701
		<b>Architectural Cabinets</b>			<b>23,701</b>
	<b>07211.600</b>	<b>Batt Insulation</b>			
		Batt Insulation - in Division 09 Gypsum Board	- -	0.00 /-	0
	<b>07520.000</b>	<b>Membrane Roofing</b>			
		Membrane Roofing - Cut & Patch	1.00 lsum	58,112.00 /lsum	58,112
		Membrane Roofing - Cut & Patch	1.00 lsum	61,888.00 /lsum	61,888
		...	- -	/-	
		FAMU's Repairs from Garland Design-Build Solutions - Not Included	lsum	/lsum	
		<b>Membrane Roofing</b>			<b>120,000</b>
	<b>07810.000</b>	<b>Sprayed Fireproofing</b>			
		Allowance - Cementitious Fireproofing Patching	1.00 lsum	83,254.00 /lsum	83,254
		Allowance - Cementitious Fireproofing Patching	1.00 lsum	6,219.00 /lsum	6,219
		...	-	/-	
		Intumescent Fireproofing - Not Included	- -	/-	
		<b>Sprayed Fireproofing</b>			<b>89,473</b>
	<b>07840.000</b>	<b>Firestopping</b>			
		Firestopping - in Division 09 Gypsum Board	- -	0.00 /-	0
		Firestopping - in Divisions 21, 22, 23 & 26	- -	0.00 /-	0
		Firestopping Repair Existing	1.00 lsum	5,856.00 /lsum	5,856
		Vinyl Signs	1.00 lsum	1,290.00 /lsum	1,290
		<b>Firestopping</b>			<b>7,146</b>
	<b>07920.000</b>	<b>Joint Sealants</b>			
		Joint Sealants - Exterior - Not Included	- -	0.00 /-	0
		Joint Sealants - Interior - in Division 09 Painting	- -	0.00 /-	0

Work Area	Phase	Description	Quantity	Total Cost/Unit	Total Amount
	08061.000	<b>Door Inspecting</b>			
		Fire-Rated & Egress Door Inspecting	1.00 Isum	5,408.00 /Isum	5,408
		<b>Door Inspecting</b>			<b>5,408</b>
	08110.000	<b>Doors, Frames &amp; Hardware</b>			
		Doors, Frames & Hardware	1.00 Isum	132,200.00 /Isum	132,200
		Remove & Replace Door, Frame & Hardware Penthouse	1.00 Isum	14,246.00 /Isum	14,246
		Allowance - Adjust Hardware per Final Architectural Design	1.00 Isum	19,500.00 /Isum	19,500
		<b>Doors, Frames &amp; Hardware</b>			<b>165,946</b>
	08310.000	<b>Access Panels</b>			
		Access Panels - in Divisions 21, 22, 23, 26	- -	0.00 /-	0
	08340.000	<b>Special Doors</b>			
		Clean Room Doors	0.40 Isum	58,125.00 /Isum	23,250
		<b>Special Doors</b>			<b>23,250</b>
	08431.300	<b>Aluminum Storefront</b>			
		Remove & Reinstall Existing Storefront - Deliveries - Not Required	- -	0.00 /-	0
	08810.000	<b>Glass &amp; Glazing</b>			
		Glass	1.00 Isum	4,432.00 /Isum	4,432
		Allowance - Adjust Observation Glass	1.00 Isum	1,500.00 /Isum	1,500
		<b>Glass &amp; Glazing</b>			<b>5,932</b>
	08870.000	<b>Window Film</b>			
		Window Film	1.00 Isum	6,954.00 /Isum	6,954
		<b>Window Film</b>			<b>6,954</b>
	09290.000	<b>Gypsum Board</b>			
		Gypsum Board Assemblies	0.40 Isum	546,765.00 /Isum	218,706
		Replacement Gypsum Board Assemblies	0.40 Isum	51,600.00 /Isum	20,640
		Allowance - Ceiling Adjustments (pending design)	1.00 Isum	25,000.00 /Isum	25,000
		<b>Gypsum Board</b>			<b>264,346</b>
	09510.000	<b>Acoustical Ceilings</b>			
		Acoustical Ceilings	0.25 Isum	148,071.00 /Isum	37,018
		Replacement Acoustical Ceilings	0.25 Isum	111,361.00 /Isum	27,840
		<b>Acoustical Ceilings</b>			<b>64,858</b>
	09672.300	<b>Epoxy Flooring</b>			
		Epoxy Flooring - Not Included	Isum	/Isum	
	09680.000	<b>Flooring</b>			
		Carpet, Resilient & Tile Flooring	0.46 Isum	142,599.00 /Isum	65,596
		<b>Flooring</b>			<b>65,596</b>
	09840.000	<b>Acoustical Wall Panels</b>			
		Acoustical Wall Panels	1.00 Isum	59,380.00 /Isum	59,380
		<b>Acoustical Wall Panels</b>			<b>59,380</b>
	09910.000	<b>Painting</b>			
		Painting	0.40 Isum	69,740.00 /Isum	27,896
		Replacement Ceilings Painting	0.40 Isum	1,520.00 /Isum	608
		Wall Coverings	1.00 Isum	3,500.00 /Isum	3,500
		<b>Painting</b>			<b>32,004</b>
	10050.000	<b>Specialties</b>			
		Building Accessories	1.00 Isum	63,153.00 /Isum	63,153
		<b>Specialties</b>			<b>63,153</b>
	10111.000	<b>Markerboards &amp; Tackboards</b>			
		Markerboards - in Division 10 Building Accessories	- -	0.00 /-	0
	10140.000	<b>Signage</b>			
		Signage	1.00 Isum	3,073.00 /Isum	3,073
		Allowance - Directories	9.00 each	2,051.78 /each	18,466
		Allowance - Directories	0.00 each	0.00 /each	1,534
		Plaques - Not Included	- -	0.00 /-	0
		<b>Signage</b>			<b>23,073</b>
	10144.300	<b>Photoluminescent Signage</b>			
		Photoluminescent Signage - Not Included	- -	0.00 /-	0
	10211.000	<b>Toilet Compartments</b>			
		Toilet Compartments - in Division 10 Building Accessories	- -	0.00 /-	0
	10260.000	<b>Wall &amp; Door Guards</b>			
		Corner Guards & End Guards - in Division 10 Building Accessories	- -	0.00 /-	0
	10281.313	<b>Toilet Accessories</b>			
		Toilet Accessories - in Division 10 Building Accessories	- -	0.00 /-	0

Work Area	Phase	Description	Quantity	Total Cost/Unit	Total Amount
	10441.300	<b>Fire Extinguishers &amp; Cabinets</b>			
		Fire Extinguishers & Cabinets - in Division 10 Building Accessories	- -	0.00 /-	0
	10511.300	<b>Lockers</b>			
		Plastic Lockers - in Division 10 Building Accessories	- -	0.00 /-	0
	11520.000	<b>Audio-Visual Equipment</b>			
		TV Mounts - Not Included	- -	0.00 /-	0
	11530.000	<b>Laboratory Equipment</b>			
		Laboratory Furniture & Equipment	1.00 Isum	198,637.00 /Isum	198,637
		Laboratory Furniture & Equipment - Shared Storage 201	1.00 Isum	18,080.00 /Isum	18,080
		Glassware Washer & Undercounter Washer	1.00 Isum	106,033.00 /Isum	106,033
		Allowance - Glassware Washer Accessories	1.00 Isum	10,000.00 /Isum	10,000
		Items Pending Scope Confirmation	1.00 Isum	42,600.00 /Isum	42,600
		Items Pending Scope Confirmation	0.00 Isum	0.00 /Isum	33,000
		Items Pending Scope Confirmation	0.00 Isum	0.00 /Isum	33,000
		Items Pending Scope Confirmation	0.00 Isum	0.00 /Isum	21,000
		Items Pending Scope Confirmation	0.00 Isum	0.00 /Isum	14,263
		Items Pending Scope Confirmation	0.00 Isum	0.00 /Isum	1,137
		Alternate - Point-of-Use Water Purification	1.00 Isum	22,594.00 /Isum	22,594
		<b>Laboratory Equipment</b>			<b>500,344</b>
	12210.000	<b>Window Treatment</b>			
		Window Shades	0.60 Isum	31,511.00 /Isum	18,907
		<b>Window Treatment</b>			<b>18,907</b>
	13050.000	<b>Special Construction</b>			
		Allowance - Enclose & Condition Room 315 (HPW space) - Pending Design	1.00 Isum	60,000.00 /Isum	60,000
		Allowance - ASI 1 Changes (pending)	1.00 Isum	50,000.00 /Isum	50,000
		Allowance - Hazardous Storage Room 302 - Pending Design	1.00 Isum	175,000.00 /Isum	175,000
		Contractor Contingency	1.00 Isum	771,135.00 /Isum	771,135
		Adjustment - Match Available NIH Funds (move from NIH into PECO funded estimate)	1.00 Isum	2,866,975.00 /Isum	2,866,975
		<b>Special Construction</b>			<b>3,923,110</b>
	13211.300	<b>Clean Rooms</b>			
		Allowance - Clean Room Testing & Certifying	1.00 Isum	8,650.00 /Isum	8,650
		<b>Clean Rooms</b>			<b>8,650</b>
	13212.600	<b>Cold Storage Rooms</b>			
		Cold Room	1.00 Isum	347,780.00 /Isum	347,780
		Items Pending Scope Confirmation	0.00 Isum	0.00 /Isum	5,217
		Items Pending Scope Confirmation	0.00 Isum	/Isum	5,000
		Items Pending Scope Confirmation	0.00 Isum	/Isum	1,000
		Items Pending Scope Confirmation	0.00 Isum	/Isum	783
		<b>Cold Storage Rooms</b>			<b>359,780</b>
	14200.000	<b>Elevators</b>			
		Elevators - Re-Install Hall Stations & Reprogram	1.00 Isum	9,600.00 /Isum	9,600
		<b>Elevators</b>			<b>9,600</b>
	21130.000	<b>Fire Sprinkler System</b>			
		Fire Sprinkler System	0.32 Isum	50,690.00 /Isum	16,221
		Fire Sprinkler System	1.00 Isum	8,482.00 /Isum	8,482
		Replacement Ceilings Fire Sprinkler System	0.54 Isum	25,595.00 /Isum	13,821
		Fire Sprinkler System Pressure-Reducing Valves	1.00 Isum	4,367.00 /Isum	4,367
		Fire Sprinkler System - Adjustments at Penthouse	1.00 Isum	30,720.00 /Isum	30,720
		<b>Fire Sprinkler System</b>			<b>73,611</b>
	22010.000	<b>Plumbing</b>			
		Plumbing	0.30 Isum	1,091,000.00 /Isum	327,300
		Lab Gas Plumbing	0.30 Isum	875,000.00 /Isum	262,500
		Alternate - High Purity Piping Ground Level & Lower Level #1 - Not Included	Isum	/Isum	
		Alternate - Point-of-Use Water Purification	1.00 Isum	233,850.00 /Isum	233,850
		<b>Plumbing</b>			<b>823,650</b>
	22080.000	<b>Plumbing Commissioning</b>			
		Plumbing Commissioning - Not Included	- -	0.00 /-	0
	22670.000	<b>High-Purity Water System</b>			
		Alternate - Service Contract for High-Purity Water System Operating and Maintaining - Not Included	Isum	/Isum	
	23010.000	<b>HVAC</b>			
		HVAC	0.25 Isum	3,467,800.00 /Isum	866,950

Work Area	Phase	Description	Quantity	Total Cost/Unit	Total Amount
	23010.000	<b>HVAC</b>			
		Replacement Ceilings HVAC	0.25 Isum	16,400.00 /Isum	4,100
		<b>HVAC</b>			<b>871,050</b>
	23059.000	<b>Testing, Adjusting &amp; Balancing</b>			
		Testing, Adjusting & Balancing	0.35 Isum	30,300.00 /Isum	10,605
		Duct Leakage Testing	0.35 Isum	12,000.00 /Isum	4,200
		<b>Testing, Adjusting &amp; Balancing</b>			<b>14,805</b>
	23080.000	<b>HVAC Commissioning</b>			
		HVAC Commissioning - Not Included	- -	0.00 /-	0
		CX Alloy Subscription - Not Included	- -	0.00 /-	0
	23090.000	<b>HVAC Control System</b>			
		HVAC Control System	0.30 Isum	750,933.00 /Isum	225,280
		HVAC Control System	0.58 Isum	554,476.00 /Isum	321,596
		<b>HVAC Control System</b>			<b>546,876</b>
	26010.000	<b>Electrical</b>			
		Electrical	0.20 Isum	2,130,170.00 /Isum	426,034
		Replacement Ceilings Electrical	0.20 Isum	34,150.00 /Isum	6,830
		Allowance - Electrical Design Reconcile with Lab Design	1.00 Isum	24,000.00 /Isum	24,000
		<b>Electrical</b>			<b>456,864</b>
	26080.000	<b>Electrical Commissioning</b>			
		Electrical Commissioning - Not Included	- -	0.00 /-	0
	27100.000	<b>Structured Cabling System</b>			
		Communications Cabling System	0.38 Isum	82,208.00 /Isum	31,239
		Allowance - Communications Design Reconcile with Lab Design	1.00 Isum	4,000.00 /Isum	4,000
		<b>Structured Cabling System</b>			<b>35,239</b>
	27510.000	<b>Intercom System</b>			
		Allowance - Intercom System	1.00 Isum	10,000.00 /Isum	10,000
		<b>Intercom System</b>			<b>10,000</b>
	27512.900	<b>Radio Communications System</b>			
		Allowance - RF Test, Survey & Report	0.46 Isum	4,780.00 /Isum	2,199
		Allowance - RF Test, Survey & Report - Balance of Building	1.00 Isum	9,560.00 /Isum	9,560
		Allowance - Emergency Responder Radio Coverage System	0.46 Isum	35,109.00 /Isum	16,150
		<b>Radio Communications System</b>			<b>27,909</b>
	28100.000	<b>Access Control &amp; Video Surveillance Systems</b>			
		Access Control & Video Surveillance Systems	0.64 Isum	157,175.00 /Isum	100,592
		Access Control & Video Surveillance Systems Two-Year Maintenance - Not Included	Isum	/Isum	
		<b>Access Control &amp; Video Surveillance Systems</b>			<b>100,592</b>
	28310.000	<b>Fire Alarm System</b>			
		Fire Alarm System	1.00 Isum	80,449.00 /Isum	80,449
		Replacement Ceilings Fire Alarm System	0.69 Isum	5,657.00 /Isum	3,926
		Allowance - Devices Not Shown	1.00 Isum	70,500.00 /Isum	70,500
		<b>Fire Alarm System</b>			<b>154,875</b>
	31050.000	<b>Site</b>			
		Temp Tree Protection - Not Included	- -	0.00 /-	0
		Temp Erosion & Sediment Controls	1.00 Isum	2,265.00 /Isum	2,265
		As-Built Survey	1.00 Isum	3,000.00 /Isum	3,000
		Site Demolition - in Division 02 Demolition	- -	0.00 /-	0
		Clearing, Grading, Earthwork	1.00 Isum	9,247.00 /Isum	9,247
		Sign "FDC Located Behind Generator"	1.00 Isum	1,200.00 /Isum	1,200
		<b>Site</b>			<b>15,712</b>
	31230.000	<b>Excavation &amp; Fill</b>			
		Soft Digging - Not Included	- -	0.00 /-	0
	31311.600	<b>Termite Treatment</b>			
		Termite Treatment	1.00 Isum	215.00 /Isum	215
		<b>Termite Treatment</b>			<b>215</b>
	32900.000	<b>Landscaping</b>			
		Irrigation System - Repairs	1.00 Isum	800.00 /Isum	800
		Sodding	551.00 sqft	3.63 /sqft	2,002
		Sodding	11,250.00 sqft	0.71 /sqft	7,970
		<b>Landscaping</b>			<b>10,772</b>
		<b>a - Non NIH</b>			<b>10,429,992</b>

**Partial Totals**

<b>Description</b>	<b>Amount</b>	<b>Totals</b>	<b>Rate</b>
General Liability Insurance	56,016		
Builder's Risk Insurance	67,551		
Payment & Performance Bonds	67,618		
Contractor's Contingency - See Division 13			
Overhead & Profit	637,271		6.000 %
<b>Partial Total</b>		<b>11,258,448</b>	

Work Area	Phase	Description	Quantity	Total Cost/Unit	Total Amount
<b>b - NIH</b>					
	<b>02210.000</b>	<b>Site Surveys</b>			
		Utility Locate - NIH	1.00 Isum	5,790.00 /Isum	5,790
		Rebar Locate - NIH	1.00 Isum	2,300.00 /Isum	2,300
		<b>Site Surveys</b>			<b>8,090</b>
	<b>02320.000</b>	<b>Geotechnical Investigation</b>			
		Geotechnical Investigation & Recommendations - NIH	1.00 Isum	15,000.00 /Isum	15,000
		<b>Geotechnical Investigation</b>			<b>15,000</b>
	<b>02419.000</b>	<b>Selective Demolition</b>			
		Selective Demolition - NIH	1.00 Isum	31,800.00 /Isum	31,800
		Selective Demolition - NIH	0.32 Isum	42,500.00 /Isum	13,600
		Move Existing Stored FF&E - NIH	8,534.00 sqft	0.90 /sqft	7,656
		<b>Selective Demolition</b>			<b>53,056</b>
	<b>03310.000</b>	<b>Concrete</b>			
		Concrete - NIH	1.00 Isum	72,810.00 /Isum	72,810
		<b>Concrete</b>			<b>72,810</b>
	<b>05120.000</b>	<b>Structural Steel Framing</b>			
		Structural Steel Framing - NIH	1.00 Isum	2,800.00 /Isum	2,800
		<b>Structural Steel Framing</b>			<b>2,800</b>
	<b>05590.000</b>	<b>Metal Specialties</b>			
		Clean Room Stainless Steel Door Jambs - NIH	1.00 Isum	12,514.00 /Isum	12,514
		<b>Metal Specialties</b>			<b>12,514</b>
	<b>06410.000</b>	<b>Architectural Cabinets</b>			
		Cabinets & Trim - NIH	1.00 Isum	7,500.00 /Isum	7,500
		<b>Architectural Cabinets</b>			<b>7,500</b>
	<b>07810.000</b>	<b>Sprayed Fireproofing</b>			
		Allowance - Cementitious Fireproofing Patching - NIH	1.00 Isum	148,082.00 /Isum	148,082
		Allowance - Cementitious Fireproofing Patching - NIH	1.00 Isum	11,061.00 /Isum	11,061
		<b>Sprayed Fireproofing</b>			<b>159,143</b>
	<b>07840.000</b>	<b>Firestopping</b>			
		Firestopping Repair Existing - NIH	1.00 Isum	1,405.00 /Isum	1,405
		Firestopping - in Division 09 Gypsum Board - NIH	- -	/-	
		Firestopping - in Divisions 21, 22, 23 & 26 - NIH	- -	/-	
		Vinyl Signs - NIH	1.00 Isum	645.00 /Isum	645
		<b>Firestopping</b>			<b>2,050</b>
	<b>08061.000</b>	<b>Door Inspecting</b>			
		Fire-Rated & Egress Door Inspecting - NIH	1.00 Isum	2,366.00 /Isum	2,366
		<b>Door Inspecting</b>			<b>2,366</b>
	<b>08110.000</b>	<b>Doors, Frames &amp; Hardware</b>			
		Doors, Frames & Hardware - NIH	1.00 Isum	96,800.00 /Isum	96,800
		Remove & Re-Install Door & Frame D211c (sic) - NIH	1.00 Isum	3,950.00 /Isum	3,950
		<b>Doors, Frames &amp; Hardware</b>			<b>100,750</b>
	<b>08340.000</b>	<b>Special Doors</b>			
		Clean Room Doors - NIH	0.60 Isum	58,125.00 /Isum	34,875
		<b>Special Doors</b>			<b>34,875</b>
	<b>08810.000</b>	<b>Glass &amp; Glazing</b>			
		Glass - NIH	1.00 Isum	1,334.00 /Isum	1,334
		Allowance - Adjust Observation Glass - NIH	1.00 Isum	1,500.00 /Isum	1,500
		<b>Glass &amp; Glazing</b>			<b>2,834</b>
	<b>09290.000</b>	<b>Gypsum Board</b>			
		Gypsum Board Assemblies - NIH	0.60 Isum	546,765.00 /Isum	328,059
		Replacement Gypsum Board Assemblies - NIH	0.60 Isum	51,600.00 /Isum	30,960
		Mullion Mates - NIH	1.00 Isum	2,477.88 /Isum	2,478
		Mullion Mates - NIH	0.00 Isum	/Isum	1,075
		<b>Gypsum Board</b>			<b>362,572</b>
	<b>09510.000</b>	<b>Acoustical Ceilings</b>			
		Acoustical Ceilings - NIH	0.75 Isum	148,071.00 /Isum	111,053
		Replacement Acoustical Ceilings - NIH	0.75 Isum	111,361.00 /Isum	83,521
		<b>Acoustical Ceilings</b>			<b>194,574</b>
	<b>09680.000</b>	<b>Flooring</b>			
		Carpet, Resilient & Tile Flooring - NIH	0.54 Isum	142,599.00 /Isum	77,003
		<b>Flooring</b>			<b>77,003</b>
	<b>09910.000</b>	<b>Painting</b>			
		Painting - NIH	0.60 Isum	69,740.00 /Isum	41,844
		Replacement Ceilings Painting - NIH	0.60 Isum	1,520.00 /Isum	912

Work Area	Phase	Description	Quantity	Total Cost/Unit	Total Amount
		<b>Painting</b>			<b>42,756</b>
	<b>10050.000</b>	<b>Specialties</b>			
		Building Accessories - NIH	1.00 Isum	11,648.00 /Isum	11,648
		<b>Specialties</b>			<b>11,648</b>
	<b>10140.000</b>	<b>Signage</b>			
		Signage - NIH	1.00 Isum	6,970.00 /Isum	6,970
		<b>Signage</b>			<b>6,970</b>
	<b>11530.000</b>	<b>Laboratory Equipment</b>			
		Laboratory Furniture & Equipment - NIH	1.00 Isum	752,243.00 /Isum	752,243
		Allowance - Undercounter Washer Accessories - NIH	1.00 Isum	10,000.00 /Isum	10,000
		<b>Laboratory Equipment</b>			<b>762,243</b>
	<b>12210.000</b>	<b>Window Treatment</b>			
		Window Shades - NIH	0.40 Isum	31,511.00 /Isum	12,604
		<b>Window Treatment</b>			<b>12,604</b>
	<b>13050.000</b>	<b>Special Construction</b>			
		Allowance - Build America, Buy America Act - NIH	1.00 Isum	500,000.00 /Isum	500,000
		Contractor Contingency	1.00 Isum	332,017.00 /Isum	332,017
		Adjustment - Match Available NIH Funds (move from NIH to PECO funded estimate)	(1.00) Isum	2,866,975.00 /Isum	(2,866,975)
		<b>Special Construction</b>			<b>(2,034,958)</b>
	<b>21130.000</b>	<b>Fire Sprinkler System</b>			
		Fire Sprinkler System - NIH	0.68 Isum	50,690.00 /Isum	34,469
		Fire Sprinkler System - NIH	1.00 Isum	12,800.00 /Isum	12,800
		Replacement Ceilings Fire Sprinkler System - NIH	0.46 Isum	25,595.00 /Isum	11,774
		<b>Fire Sprinkler System</b>			<b>59,043</b>
	<b>22010.000</b>	<b>Plumbing</b>			
		Plumbing - NIH	0.70 Isum	1,091,000.00 /Isum	763,700
		Allowance - Bottled Gas Venting	1.00 Isum	7,000.00 /Isum	7,000
		Lab Gas Plumbing - NIH	0.70 Isum	875,000.00 /Isum	612,500
		Plumbing Coordination Drawings - NIH - Included	- -	0.00 /-	0
		<b>Plumbing</b>			<b>1,383,200</b>
	<b>23010.000</b>	<b>HVAC</b>			
		HVAC - NIH	0.75 Isum	3,467,800.00 /Isum	2,600,850
		Replacement Ceilings HVAC - NIH	0.75 Isum	16,400.00 /Isum	12,300
		HVAC Coordination Drawings - NIH	1.00 Isum	13,750.00 /Isum	13,750
		<b>HVAC</b>			<b>2,626,900</b>
	<b>23059.000</b>	<b>Testing, Adjusting &amp; Balancing</b>			
		Testing, Adjusting & Balancing - NIH	0.65 Isum	30,300.00 /Isum	19,695
		Duct Leakage Testing - NIH	0.65 Isum	12,000.00 /Isum	7,800
		<b>Testing, Adjusting &amp; Balancing</b>			<b>27,495</b>
	<b>23090.000</b>	<b>HVAC Control System</b>			
		HVAC Control System - NIH	0.70 Isum	750,933.00 /Isum	525,653
		HVAC Control System - NIH	0.42 Isum	554,476.00 /Isum	232,880
		HVAC Control System Coordination Drawings - NIH	1.00 Isum	28,387.00 /Isum	28,387
		<b>HVAC Control System</b>			<b>786,920</b>
	<b>26010.000</b>	<b>Electrical</b>			
		Electrical - NIH	0.80 Isum	2,130,170.00 /Isum	1,704,136
		Replacement Ceilings Electrical - NIH	0.80 Isum	34,150.00 /Isum	27,320
		Electrical Coordination Drawings - NIH	1.00 Isum	4,590.00 /Isum	4,590
		<b>Electrical</b>			<b>1,736,046</b>
	<b>26320.000</b>	<b>Generator System</b>			
		Generator System - NIH - in Division 26 Electrical - NIH	- -	0.00 /-	0
		Diesel Fuel Top-Off - NIH	1.00 Isum	5,000.00 /Isum	5,000
		<b>Generator System</b>			<b>5,000</b>
	<b>27100.000</b>	<b>Structured Cabling System</b>			
		Communications Cabling System - NIH	0.62 Isum	82,208.00 /Isum	50,969
		Communications Cabling System Coordination Drawings - NIH	1.00 Isum	1,250.00 /Isum	1,250
		<b>Structured Cabling System</b>			<b>52,219</b>
	<b>27512.900</b>	<b>Radio Communications System</b>			
		Allowance - RF Test, Survey & Report - NIH	0.54 Isum	4,780.00 /Isum	2,581
		Allowance - Emergency Responder Radio Coverage System - NIH	0.54 Isum	35,109.00 /Isum	18,959
		<b>Radio Communications System</b>			<b>21,540</b>
	<b>28100.000</b>	<b>Access Control &amp; Video Surveillance Systems</b>			
		Access Control & Video Surveillance Systems - NIH	0.36 Isum	157,175.00 /Isum	56,583

Work Area	Phase	Description	Quantity	Total Cost/Unit	Total Amount
		<b>Access Control &amp; Video Surveillance Systems</b>			<b>56,583</b>
	<b>28310.000</b>	<b>Fire Alarm System</b>			
		Fire Alarm System - NIH	1.00 Isum	37,994.00 /Isum	37,994
		Replacement Ceilings Fire Alarm System - NIH	0.31 Isum	5,657.00 /Isum	1,731
		<b>Fire Alarm System</b>			<b>39,725</b>
		<b>b - NIH</b>			<b>6,703,872</b>

**Partial Totals**

Description	Amount	Totals	Rate
General Liability Insurance	36,870		
Builder's Risk Insurance	43,445		
Payment & Performance Bonds	46,864		
Contractor's Contingency - See Division 13			
Overhead & Profit	409,863		6.000 %
<b>Partial Total</b>		<b>7,240,914</b>	

## SECTION 4 – SCHEDULE

March 31, 2026

- The duration from Notice to Proceed and required permits to Substantial Completion is 468 calendar days.
- Reference attached schedule dated January 30, 2026.

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	2025			2026			2027		
<b>Preconstruction Activities</b>														
PRE000	Bid Documents Received	0	0	17NOV25 A		◆ Bid Documents Received								
PRE010	Document Review	10d	0	17NOV25 A	09JAN26 A	■ Document Review								
PRE020	Project Advertisement	0	0	09JAN26 A		◆ Project Advertisement								
PRE030	Project Bidding	19d	7d2h	09JAN26 A	10FEB26	■ Project Bidding								
PRE040	Pre-Bid Site Visit	0	0		29JAN26 *	◆ Pre-Bid Site Visit								
PRE050	Subcontractor Bids Due	0	0		10FEB26	◆ Subcontractor Bids Due								
PRE060	Bid Review / GMP Creation	5d	5d	10FEB26	17FEB26	■ Bid Review / GMP Creation								
PRE070	Submit GMP	0	0		17FEB26	◆ Submit GMP								
PRE075	Review & Finalize GMP	16d	16d	17FEB26	11MAR26	■ Review & Finalize GMP								
PRE080	GMP Approval (FAMU)	6d	6d	11MAR26	19MAR26	■ GMP Approval (FAMU)								
PRE090	Issue ACI Contract	0	0		19MAR26	◆ Issue ACI Contract								
PRE105	FAMU NTP Issued	0	0	19MAR26		◆ FAMU NTP Issued								
PRE110	Issue Subcontracts	11d	11d	19MAR26	03APR26	■ Issue Subcontracts								
PRE112	Building Permit	25d	25d	17FEB26	24MAR26	■ Building Permit								
PRE114	SFM Permit	25d	25d	17FEB26	24MAR26	■ SFM Permit								
PRE120	Submittals & Shop Drawings	80d	80d	03APR26	24JUL26	■ Submittals & Shop Drawings								
PRE130	Pre-Mobilization Inspections & PRECON MTG	5d	5d	24JUL26	31JUL26	■ Pre-Mobilization Inspections & PRECON MTG								
PRE140	Mobilization Target Date	0	0	31JUL26		◆ Mobilization Target Date								
PRE150	Lab Furniture & Equipment Manufacturing	85d	85d	24JUL26	20NOV26	■ Lab Furniture & Equipment Manufacturing								
PRE160	AHU Equipment Lead Time	75d	75d	24JUL26	06NOV26	■ AHU Equipment Lead Time								
PRE170	Generator Lead Time	180d	180d	24JUL26	06APR27	■ Generator Lead Time								
<b>Construction Activities</b>														
<b>Lower Level 2 (Occupied)</b>														
CON800	Interior & Exterior GPR Utility Locates	2d	2d	31JUL26	04AUG26	■ Interior & Exterior GPR Utility Locates								
CON805	Temporary Ceiling Fixtures & Devices	3d	3d	31JUL26	05AUG26	■ Temporary Ceiling Fixtures & Devices								
CON806	Surveying & Layout	2d	2d	05AUG26	07AUG26	■ Surveying & Layout								
CON810	Interior & Exterior Selective Demolition	7d	7d	07AUG26	18AUG26	■ Interior & Exterior Selective Demolition								
CON815	Remove & Reinstall Fire Protection Heads	7d	7d	07AUG26	18AUG26	■ Remove & Reinstall Fire Protection Heads								
CON820	Relocate Existing Utilities	5d	5d	18AUG26	25AUG26	■ Relocate Existing Utilities								
CON821	Interior & Exterior Electrical Rough-In Incl. FA	15d	15d	25AUG26	15SEP26	■ Interior & Exterior Electrical Rough-In Incl. FA								
CON822	Plumbing Rough-In	7d	7d	18AUG26	27AUG26	■ Plumbing Rough-In								
CON823	Int. & Ext. Concrete Patching	10d	10d	15SEP26	29SEP26	■ Int. & Ext. Concrete Patching								
CON824	Install Concrete Generator Pad	7d	7d	15SEP26	24SEP26	■ Install Concrete Generator Pad								
CON825	Replace ACT & Gyp Ceilings (Incl. New Gyp. Wall	3d	3d	29SEP26	02OCT26	■ Replace ACT & Gyp Ceilings (Incl. New Gyp. Wall								
CON826	Painting (Incl. Stair 2 Shaft)	5d	5d	02OCT26	09OCT26	■ Painting (Incl. Stair 2 Shaft)								

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- Early bar
- Progress bar
- Critical bar
- Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	2025			2026			2027			
CON827	Above Ceiling Devices & Fixtures	3d	3d	02OCT26	07OCT26										■ Above Ceiling Devices & Fixtures
CON828	Carpet & Resilient & Tile Flooring	10d	10d	07OCT26	21OCT26										■ Carpet & Resilient & Tile Flooring
CON830	Install Generator	5d	5d	06APR27	13APR27										■ Install Generator
<b>Lower Level 1 (Occupied)</b>															
CON900	Interior GPR & Utility Locates	1d	1d	04AUG26	05AUG26										I Interior GPR & Utility Locates
CON901	Temporary Ceiling Fixtures & Devices	3d	3d	05AUG26	10AUG26										■ Temporary Ceiling Fixtures & Devices
CON904	Surveying & Layout	2d	2d	07AUG26	11AUG26										■ Surveying & Layout
CON905	Interior Selective Demolition	5d	5d	18AUG26	25AUG26										■ Interior Selective Demolition
CON906	Remove & Reinstall Fire Protection Heads	5d	5d	18AUG26	25AUG26										■ Remove & Reinstall Fire Protection Heads
CON910	Plumbing Rough-In (Alt. 3, Part 1)	7d	7d	27AUG26	07SEP26										■ Plumbing Rough-In (Alt. 3, Part 1)
CON911	Electrical Rough-In (Incl. FA)	7d	7d	15SEP26	24SEP26										■ Electrical Rough-In (Incl. FA)
CON920	Replace ACT & Gypsum Ceilings	3d	3d	02OCT26	07OCT26										■ Replace ACT & Gypsum Ceilings
CON921	Painting (Incl. Stair 2 Shaft)	7d	7d	09OCT26	20OCT26										■ Painting (Incl. Stair 2 Shaft)
CON930	Above Ceiling Devices & Fixtures	3d	3d	20OCT26	23OCT26										I Above Ceiling Devices & Fixtures
<b>Ground Level (Occupied) Area F</b>															
CON1000	Interior GPR & Utility Locates	2d	2d	05AUG26	07AUG26										I Interior GPR & Utility Locates
CON1000.1	Temporary Ceiling Fixtures & Devices	3d	3d	07AUG26	12AUG26										■ Temporary Ceiling Fixtures & Devices
CON1000.2	Surveying & Layout	5d	5d	12AUG26	19AUG26										■ Surveying & Layout
CON1000.3	Interior Selective Demolition	5d	5d	25AUG26	01SEP26										■ Interior Selective Demolition
CON1000.4	Remove & Reinstall Fire Protection Heads	5d	5d	25AUG26	01SEP26										■ Remove & Reinstall Fire Protection Heads
CON1000.5	Plumbing Rough-In	10d	10d	07SEP26	21SEP26										■ Plumbing Rough-In
CON1000.7	Electrical Rough-In (Incl. FA)	7d	7d	24SEP26	05OCT26										■ Electrical Rough-In (Incl. FA)
CON1000.8	Replace ACT, Gypsum Ceilings	7d	7d	05OCT26	14OCT26										■ Replace ACT, Gypsum Ceilings
CON1000.9	Painting	3d	3d	14OCT26	19OCT26										I Painting
CON1001.1	Above Ceiling Devices & Fixtures	3d	3d	19OCT26	22OCT26										I Above Ceiling Devices & Fixtures
<b>Ground Level (Occupied) Area E</b>															
CON1001.2	Interior GPR & Utility Locates	2d	2d	22OCT26	26OCT26										■ Interior GPR & Utility Locates
CON1001.3	Temporary Ceiling Fixtures & Devices	3d	3d	26OCT26	29OCT26										I Temporary Ceiling Fixtures & Devices
CON1001.4	Interior Selective Demolition	5d	5d	29OCT26	05NOV26										■ Interior Selective Demolition
CON1001.5	Remove & Reinstall Fire Protection Heads	5d	5d	29OCT26	05NOV26										■ Remove & Reinstall Fire Protection Heads
CON1001.6	Plumbing Rough-In	7d	7d	05NOV26	16NOV26										■ Plumbing Rough-In
CON1001.7	Plumbing Rough-In (Alt. 3, Part 1)	3d	3d	16NOV26	19NOV26										I Plumbing Rough-In (Alt. 3, Part 1)
CON1001.8	Electrical Rough-In	7d	7d	05NOV26	16NOV26										■ Electrical Rough-In
CON1001.9	Replace ACT, Gypsum Ceilings	7d	7d	19NOV26	30NOV26										■ Replace ACT, Gypsum Ceilings
CON1002.1	Painting	3d	3d	30NOV26	03DEC26										I Painting
CON1002.2	Above Ceiling Devices & Fixtures	3d	3d	03DEC26	08DEC26										■ Above Ceiling Devices & Fixtures
<b>Ground Level (Occupied) Area D</b>															

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Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	2025			2026			2027			
CON1002.3	Interior GPR & Utility Locates	2d	2d	08DEC26	10DEC26										I Interior GPR & Utility Locates
CON1002.4	Temporary Ceiling Fixtures & Devices	5d	5d	10DEC26	17DEC26										■ Temporary Ceiling Fixtures & Devices
CON1002.5	Interior Selective Demolition	5d	5d	17DEC26	24DEC26										■ Interior Selective Demolition
CON1002.6	Remove & Reinstall Fire Protection Heads	5d	5d	17DEC26	24DEC26										■ Remove & Reinstall Fire Protection Head
CON1002.7	Plumbing Rough-In	10d	10d	24DEC26	11JAN27										■ Plumbing Rough-In
CON1002.8	Electrical Rough-In	7d	7d	24DEC26	06JAN27										■ Electrical Rough-In
CON1002.9	Replace ACT, Gypsum Ceilings	7d	7d	11JAN27	20JAN27										■ Replace ACT, Gypsum Ceilings
CON1003.1	Painting	3d	3d	20JAN27	25JAN27										■ Painting
CON1003.2	Above Ceiling Devices & Fixtures	5d	5d	25JAN27	01FEB27										■ Above Ceiling Devices & Fixtures
<b>Ground Level (Occupied) Area C</b>															
CON1003.3	Interior GPR & Utility Locates	2d	2d	01FEB27	03FEB27										I Interior GPR & Utility Locates
CON1003.4	Temporary Ceiling Fixtures & Devices	5d	5d	03FEB27	10FEB27										■ Temporary Ceiling Fixtures & Devices
CON1003.5	Interior Selective Demolition	5d	5d	10FEB27	17FEB27										■ Interior Selective Demolition
CON1003.6	Remove & Reinstall Fire Protection Heads	5d	5d	10FEB27	17FEB27										■ Remove & Reinstall Fire Protection
CON1003.7	Plumbing Rough-In	10d	10d	17FEB27	03MAR27										■ Plumbing Rough-In
CON1003.8	Electrical Rough-In	7d	7d	17FEB27	26FEB27										■ Electrical Rough-In
CON1003.9	Replace ACT, Gypsum Ceilings	7d	7d	03MAR27	12MAR27										■ Replace ACT, Gypsum Ceilings
CON1004.1	Painting	3d	3d	12MAR27	17MAR27										■ Painting
CON1004.2	Above Ceiling Devices & Fixtures	5d	5d	17MAR27	24MAR27										■ Above Ceiling Devices & Fixtur
<b>Ground Level (Occupied) Area B</b>															
CON1004.3	Interior GPR & Utility Locates	2d	2d	24MAR27	26MAR27										I Interior GPR & Utility Locates
CON1004.4	Temporary Ceiling Fixtures & Devices	5d	5d	26MAR27	02APR27										■ Temporary Ceiling Fixtures &
CON1004.5	Interior Selective Demolition	5d	5d	02APR27	09APR27										■ Interior Selective Demolition
CON1004.6	Remove & Reinstall Fire Protection Heads	5d	5d	02APR27	09APR27										■ Remove & Reinstall Fire Prot
CON1004.7	Plumbing Rough-In	10d	10d	09APR27	23APR27										■ Plumbing Rough-In
CON1004.8	Electrical Rough-In	7d	7d	09APR27	20APR27										■ Electrical Rough-In
CON1004.9	Replace ACT, Gypsum Ceilings	7d	7d	23APR27	04MAY27										■ Replace ACT, Gypsum Ce
CON1005.1	Painting	3d	3d	04MAY27	07MAY27										■ Painting
CON1005.2	Above Ceiling Devices & Fixtures	5d	5d	07MAY27	14MAY27										■ Above Ceiling Devices &
<b>Ground Level (Occupied) Area A</b>															
CON1005.3	Interior GPR & Utility Locates	2d	2d	14MAY27	18MAY27										■ Interior GPR & Utility Loc
CON1005.4	Temporary Ceiling Fixtures & Devices	3d	3d	18MAY27	21MAY27										■ Temporary Ceiling Fixtur
CON1005.5	Interior Selective Demolition	5d	5d	21MAY27	28MAY27										■ Interior Selective Demol
CON1005.6	Remove & Reinstall Fire Protection Heads	5d	5d	21MAY27	28MAY27										■ Remove & Reinstall Fire
CON1005.61	Structural Steel Infill	7d	7d	28MAY27	08JUN27										■ Structural Steel Infill
CON1005.7	Plumbing Rough-In	10d	10d	28MAY27	11JUN27										■ Plumbing Rough-In
CON1005.8	Electrical Rough-In	7d	7d	28MAY27	08JUN27										■ Electrical Rough-In

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CON1005.9	Replace ACT, Gypsum Ceilings	7d	7d	11JUN27	22JUN27									■ Replace ACT, Gypsu
CON1006.1	Painting	3d	3d	22JUN27	25JUN27									■ Painting
CON1006.2	Above Ceiling Devices & Flxtures	3d	3d	25JUN27	30JUN27									■ Above Ceiling Devic
<b>Level 2</b>														
CON2000	Interior GPR & Utility Locates	3d	3d	07AUG26	12AUG26									■ Interior GPR & Utility Locates
CON2005	Surveying & Layout	15d	15d	12AUG26	02SEP26									■ Surveying & Layout
CON2010	Selective Demolition	7d	7d	01SEP26	10SEP26									■ Selective Demolition
CON2020	Structural Steel	4d	4d	10SEP26	16SEP26									■ Structural Steel
CON2021	Conc. Floor Infill	1d	1d	08JUN27	09JUN27									Conc. Floor Infill
CON2025	Structural Spray-On Fire Coating	3d	3d	16SEP26	21SEP26									■ Structural Spray-On Fire Coating
CON2050	Fire Sprinkler Rough-In Above Slab & Clg.	20d	20d	01SEP26	29SEP26									■ Fire Sprinkler Rough-In Above Slab & Clg.
CON2060	Plumbing Rough-In Above Slab & Clg.	40d	40d	21SEP26	16NOV26									■ Plumbing Rough-In Above Slab & Clg.
CON2070	HVAC Rough-In Above Slab & Clg.	20d	20d	01MAR27	29MAR27									■ HVAC Rough-In Above Slab &
CON2080	Electrical Rough-In Above Slab & Clg.	40d	40d	05OCT26	30NOV26									■ Electrical Rough-In Above Slab & Clg.
CON2090	Metal Stud Framing & Blocking	120d	120d	24SEP26	15MAR27									■ Metal Stud Framing & Blocking
CON2100	Hang and Screw Drywall	120d	120d	15OCT26	05APR27									■ Hang and Screw Drywall
CON2120	Tape & Finish Drywall	50d	50d	01MAR27	10MAY27									■ Tape & Finish Drywall
CON2121	Interior Window Film	5d	5d	10MAY27	17MAY27									■ Interior Window Film
CON2130	Acoustical Ceiling Grid	20d	20d	10MAY27	07JUN27									■ Acoustical Ceiling Grid
CON2140	Set Light Fixtures & Diffusers	10d	10d	07JUN27	21JUN27									■ Set Light Fixtures & D
CON2142	ACT	20d	20d	21JUN27	19JUL27									■ ACT
CON2145	Set Ceiling Service Panels for Lab Furniture	10d	10d	21JUN27	05JUL27									■ Set Ceiling Service
CON2150	Drop Fire Sprinkler Heads	10d	10d	07JUN27	21JUN27									■ Drop Fire Sprinkler H
CON2170	Install Door Window Frames	5d	5d	15MAR27	22MAR27									■ Install Door Window Frames
CON2180	Painting - Prime and First Coat	10d	10d	10MAY27	24MAY27									■ Painting - Prime and Firs
CON2185	Painting - Final Coat	10d	10d	24MAY27	07JUN27									■ Painting - Final Coat
CON2190	Install Flooring (Incl. RR Tile)	40d	40d	21JUN27	16AUG27									■ Install Flooring
CON2195	Div. 10 Installs incl. Toilet Partitions	10d	10d	16AUG27	30AUG27									■ Div. 10 Install
CON2200	Install Fixed Lab Casework and Fume Hoods	20d	20d	16AUG27	13SEP27									■ Install Fixed
CON2210	Install Outlets, Switches, and Devices	20d	20d	13SEP27	11OCT27									■ Install O
CON2220	Plumbing Fixtures and Final Connections	25d	25d	13SEP27	18OCT27									■ Plumbin
CON2230	HVAC Thermostats and Final Connections	20d	20d	07JUN27	05JUL27									■ HVAC Thermostats
CON2240	Fume Hood Connections and Testing	15d	15d	13SEP27	04OCT27									■ Fume Ho
CON2250	Fume Hood Certifications	10d	10d	04OCT27	18OCT27									■ Fume H
CON2255	Install Mobile Lab Tables and Cabinets	15d	15d	13SEP27	04OCT27									■ Install Mo
CON2260	HVAC T&B	10d	10d	05JUL27	19JUL27									■ HVAC T&B
CON2270	Lab Gas and Plumbing Testing	5d	5d	13SEP27	20SEP27									■ Lab Gas ar

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## SECTION 5 – LIST OF DOCUMENTS

March 31, 2026

1. Addendum 1 dated December 19, 2025, prepared by Architects Lewis+Whitlock.
2. Addendum 2 dated January 14, 2026, prepared by Architects Lewis+Whitlock.
3. Drawings prepared by Architects Lewis+Whitlock as referenced below.

#	Description	Date
G001	Cover Sheet & General Information	11/14/2025
G002	Life Safety Code Summary	11/14/2025
G003	Life Safety Second Floor	11/14/2025
G004	Life Safety Third Floor	11/14/2025
G005	Life Safety Penthouse	11/14/2025
G006	Partition Types	11/14/2025
G007	Partition Details	11/14/2025
G008	UL Assemblies	11/14/2025
C1.0	Existing Conditions	11/14/2025
C2.0	Demolition Plan	11/14/2025
C3.0	Site Plan	11/14/2025
S001	Structural Notes	11/14/2025
S101	Site Plan	11/14/2025
S102	Second Floor Framing Plan	11/14/2025
S103	Third Floor Framing Plan	11/14/2025
S104	Penthouse Framing Plan	11/14/2025
S105	Penthouse Roof Framing Plan	11/14/2025
S201	Structural Details	11/14/2025
ASD101	Demolition Architectural Site Plan and LL2	11/14/2025
AS101	Architectural Site Plan	11/14/2025
AD101	Ground Floor Ceiling Demolition Plan	11/14/2025
AD102	Demolition Second Floor	11/14/2025
AD103	Demolition Third Floor	11/14/2025
AD104	Demolition Penthouse	11/14/2025
AD105	Demolition Roof	11/14/2025
A102	Second Floor Plan	11/14/2025
A102a	Second Floor Dimension Plan	11/14/2025
A103	Third Floor Plan	11/14/2025
A103a	Third Floor Dimension Plan	11/14/2025

A104	Penthouse Plan	11/14/2025
A105	Roof Plan	11/14/2025
A201	Elevations	11/14/2025
A202	Elevations	11/14/2025
A301	Building Sections	11/14/2025
A401	Enlarged Plans	11/14/2025
A402	Details	11/14/2025
A601	Door Schedule and Details	12/19/2025
A602	Door & Window Details	11/14/2025
A702	Second Floor – NIH SPACES – Reflected Ceiling Plan	11/14/2025
A703	Third Floor Reflected Ceiling Plan	11/14/2025
A704	RCP Enlarged Plans & Details	11/14/2025
A705	RCP Enlarged Plans & Details	01/13/2026
A801	Interior Elevations	11/14/2025
A802	Interior Elevations – 2 <sup>nd</sup> Floor Corridors	11/14/2025
A803	Interior Elevations – 3 <sup>rd</sup> Floor Corridors	11/14/2025
A804	Casework Sections	11/14/2025
A901	Finish Schedule	01/13/2026
A902	Second Floor – NIH SPACES – Finish Plan	01/13/2026
A903	Third Floor Finish Plan	01/13/2026
A904	Finish Plans	11/14/2025
LF001	TYPICAL LABORATORY CASEWORK	11/14/2025
LF002	LABORATORY FIXTURES AND ACCESSORIES	11/14/2025
LF003	LABORATORY FIXTURES AND ACCESSORIES	11/14/2025
LF101	LAB FURNISHING PLAN LEVEL 2 – AREA A – NIH SPACES	11/14/2025
LF102	LAB FURNISHING PLAN LEVEL 2 – AREA B – NIH FUNDED SPACE	11/14/2025
LF103	LAB FURNISHING PLAN LEVEL 2 – AREA C – NIH FUNDED SPACE	11/14/2025
LF104	LAB FURNISHING PLAN LEVEL 2 – AREA D – NIH FUNDED SPACE	11/14/2025
LF105	LAB FURNISHING PLAN LEVEL 2 – AREA E – NIH SPACE	11/14/2025
LF106	LAB FURNISHING PLAN LEVEL 3 – AREA A	11/14/2025
LF107	LAB FURNISHING PLAN LEVEL 3 – AREA B	11/14/2025
LF108	LAB FURNISHING PLAN LEVEL 3 – AREA C	11/14/2025
LF109	LAB FURNISHING PLAN LEVEL 3 – AREA D	11/14/2025
LF110	LAB FURNISHING PLAN LEVEL 3 – AREA F	11/14/2025
LF200	SECOND FLOOR- LABORATORY FURNISHING PLAN – NIH SPACES	11/14/2025
LF300	THIRD FLOOR – LABORATORY FURNISHING PLAN	11/14/2025

LF401	LAB ELEVATIONS	11/14/2025
LF402	LAB ELEVATIONS	11/14/2025
LF403	LAB ELEVATIONS	11/14/2025
LF404	LAB ELEVATIONS	11/14/2025
LF405	LAB ELEVATIONS	11/14/2025
LF406	LAB ELEVATIONS	11/14/2025
LF407	LAB ELEVATIONS	11/14/2025
LF408	LAB ELEVATIONS	11/14/2025
LF409	LAB ELEVATIONS	11/14/2025
LF410	LAB ELEVATIONS	11/14/2025
LF411	LAB ELEVATIONS	11/14/2025
LF412	LAB ELEVATIONS	11/14/2025
LF413	LAB ELEVATIONS	11/14/2025
LF414	LAB ELEVATIONS	11/14/2025
LF415	LAB ELEVATIONS	11/14/2025
M001	MECHANICAL SYMBOLS AND ABBREVIATIONS	11/14/2025
MD206	PENTHOUSE MECHANICAL DEMOLITION PLAN	11/14/2025
M204	SECOND FLOOR – NIH SPACES – MECHANICAL DUCT PLAN	11/14/2025
M205	THIRD FLOOR MECHANICAL DUCT PLAN	11/14/2025
M206	PENTHOUSE MECHANICAL PLAN	11/14/2025
M207	PENTHOUSE ROOF MECHCANICAL PLAN	11/14/2025
M304	SECOND FLOOR – NIH SPACES – MECHANICAL PIPING PLAN	11/14/2025
M305	THIRD FLOOR MECHANICAL PIPING PLAN	11/14/2025
M401	MECHANICAL ENLARGED PLANS	11/14/2025
M501	MECHANICAL SECTIONS	11/14/2025
M601	MECHANICAL AIR FLOW DIAGRAM	11/14/2025
M602	MECHANICAL CHW FLOW DIAGRAM	11/14/2025
M603	MECHANICAL HHW FLOW DIAGRAM	11/14/2025
M701	AHU-4A-4B CONTROLS	11/14/2025
M702	EF-8-9-10 CONTROLS	11/14/2025
M703	AHU-1-2 CONTROLS	11/14/2025
M704	EF-1-2-3-4 CONTROLS	11/14/2025
M705	FCU & RUNAROUND LOOP CONTROLS	11/14/2025
M706	AIR TERMINAL CONTROLS	11/14/2025
M707	CLEAN ROOM CONTROLS	11/14/2025
M708	MISCELLANEOUS CONTROLS	11/14/2025
M709	MICHELLANEOUS CONTROLS	11/14/2025

M801	MECHANICAL DETAILS	11/14/2025
M802	MECHANICAL DETAILS	11/14/2025
M804	MECHANICAL DETAILS	11/14/2025
M901	MECHANICAL SCHEDULES	11/14/2025
M902	MECHANICAL SCHEDULES	11/14/2025
F001	FIRE PROTECTION SYMBOLS AND ABBREVIATIONS	11/14/2025
FD204	SECOND FLOOR-NIH GRANT SPACES – DEMOLITION FIRE PROTECTION PLAN	11/14/2025
FD205	THIRD FLOOR DEMOLITION FIRE PROTECTION PLAN	11/14/2025
F204	SECOND FLOOR – NIH SPACES FIRE PROTECTION PLAN	11/14/2025
F205	THIRD FLOOR FIRE PROTECTION PLAN	11/14/2025
F501	FIRE PROTECTION RISER	11/14/2025
P001	PLUMBING SYMBOLS AND ABBREVIATIONS	11/14/2025
PD206	PENTHOUSE DEMOLITION PLUMBING PLAN	11/14/2025
P201	PLUMBING SITE/LOWER LEVEL 2 PLUMBING PLAN	11/14/2025
P202	LOWER LEVEL 1 PLUMBING PLAN	11/14/2025
P203	GROUND LEVEL PLUMBING PLAN	11/14/2025
P204	SECOND FLOOR – NIH SPACES – OVERALL PLUMBING PLAN	11/14/2025
P204.1A	SECOND FLOOR-NIH SPACES – WASTE/VENT PLAN AREA A	11/14/2025
P204.1B	SECOND FLOOR – NIH SPACES WASTE/VENT PLAN AREA B	11/14/2025
P204.1E	SECOND FLOOR-NIH SPACES – WASTE/VENT PLAN AREA E	11/14/2025
P204.1F	SECOND FLOOR-NIH SPACES – WASTE/VENT PLAN AREA F	11/14/2025
P204.2A	SECOND FLOOR – NIH SPACES WATER/GAS PLAN AREA A	11/14/2025
P204.2B	SECOND FLOOR-NIH SPACES-WATER/GAS PLAN AREA B	11/14/2025
P204.2E	SECOND FLOOR-NIH SPACES-WATER/GAS PLAN AREA E	11/14/2025
P204.2F	SECOND FLOOR-NIH SPACES-WATER/GAS PLAN AREA F	11/14/2025
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P205.1A	THIRD FLOOR WASTE/VENT PLAN AREA A	11/14/2025
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T9.05	DETAILS – TECHNOLOGY	11/14/2025
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4. Specifications prepared by Architects Lewis+Whitlock as referenced below.

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00 00 00	PROJECT MANUAL COVER PAGE	11/14/2025
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00 07 00	GENERAL CONDITIONS	11/14/2025
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01 00 00	SUMMARY OF WORK	11/14/2025
01/ 01 20	BUILDING PERMIT	11/14/2025
01 01 50	CONTRACTOR'S USE OF PREMISES	11/14/2025
01 02 00	USES OF ASBESTOS CONTAINING MATERIAL	11/14/2025
01 04 00	COORDINATION	11/14/2025
01 06 00	REGULATORY REQUIREMENTS	11/14/2025
01 09 00	DEFINITIONS AND STANDARDS	11/14/2025
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01 21 00	ALLOWANCES	11/14/2025
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01 35 66.15	PROJECT SUSTAINABILITY GOAL CREDIT SUMMARY – (LEED V4.1)	11/14/2025
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01 60 00	PRODUCT REQUIREMENTS	11/14/2025
01 70 00	EXECUTION	11/14/2025
01 70 00R	FAMU CONTRACT CLOSEOUT	11/14/2025
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01 75 00	SPARE PARTS AND MAINTENANCE MATERIALS	11/14/2025
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053200	STEEL DECKING	11/14/2025
05 40 00	COLD-FORMED METAL FRAMING	11/14/2025
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07 72 00	ROOF ACCESSORIES	11/14/2025
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07 84 00	FIRESTOPPING	11/14/2025
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22 08 00	PLUMBING COMMISSIONING REQUIREMENTS	11/14/2025
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27 11 00	COMMUNICATIONS EQUIPMENT ROOM FITTINGS	11/14/2025
28 10 00	ACCESS CONTROL	11/14/2025
28 20 00	VIDEO SURVEILLANCE	11/14/2025
28 46 10	ADDRESSABLE FIRE DETECTION AND ALARM SYSTEMS	11/14/2025



Recipient Information	Federal Award Information																										
<b>1. Recipient Name</b> FLORIDA A & M UNIVERSITY 1700 LEE HALL DR #201 TALLAHASSEE, FL 32307	<b>11. Award Number</b> 1C06OD037803-01																										
<b>2. Congressional District of Recipient</b> 02	<b>12. Unique Federal Award Identification Number (FAIN)</b> C06OD037803																										
<b>3. Payment System Identifier (ID)</b> 1590977035A1	<b>13. Statutory Authority</b> 42 USC 283k 42 CFR 52b																										
<b>4. Employer Identification Number (EIN)</b> 590977035	<b>14. Federal Award Project Title</b> Expanding Infrastructure for Translational and Health Disparities Research at Florida A&M University																										
<b>5. Data Universal Numbering System (DUNS)</b> 623751831	<b>15. Assistance Listing Number</b> 93.352																										
<b>6. Recipient's Unique Entity Identifier</b> W8LKB16HV1K5	<b>16. Assistance Listing Program Title</b> Construction Support																										
<b>7. Project Director or Principal Investigator</b> Selina Faith Darling-Reed, PHD  selina.darling@famuedu 850.412.5078	<b>17. Award Action Type</b> New Competing																										
<b>8. Authorized Official</b> Dr. Charles Weatherford	<b>18. Is the Award R&amp;D?</b> Yes																										
<b>Federal Agency Information</b>	<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2" style="background-color: #e1eef6;">Summary Federal Award Financial Information</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="background-color: #e1eef6;"><b>19. Budget Period Start Date 09/15/2024 – End Date 07/31/2026</b></td> </tr> <tr> <td><b>20. Total Amount of Federal Funds Obligated by this Action</b></td> <td style="text-align: right;">\$7,991,046</td> </tr> <tr> <td>    20 a. Direct Cost Amount</td> <td style="text-align: right;">\$7,991,046</td> </tr> <tr> <td>    20 b. Indirect Cost Amount</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td><b>21. Authorized Carryover</b></td> <td></td> </tr> <tr> <td><b>22. Offset</b></td> <td></td> </tr> <tr> <td><b>23. Total Amount of Federal Funds Obligated this budget period</b></td> <td style="text-align: right;">\$7,991,046</td> </tr> <tr> <td><b>24. Total Approved Cost Sharing or Matching, where applicable</b></td> <td style="text-align: right;">\$0</td> </tr> <tr> <td><b>25. Total Federal and Non-Federal Approved this Budget Period</b></td> <td style="text-align: right;">\$7,991,046</td> </tr> <tr> <td colspan="2" style="border-top: 1px dashed black;"></td> </tr> <tr> <td colspan="2" style="background-color: #e1eef6;"><b>26. Project Period Start Date 09/15/2024 – End Date 07/31/2026</b></td> </tr> <tr> <td><b>27. Total Amount of the Federal Award including Approved Cost Sharing or Matching this Project Period</b></td> <td style="text-align: right;">\$7,991,046</td> </tr> </tbody> </table>	Summary Federal Award Financial Information		<b>19. Budget Period Start Date 09/15/2024 – End Date 07/31/2026</b>		<b>20. Total Amount of Federal Funds Obligated by this Action</b>	\$7,991,046	20 a. Direct Cost Amount	\$7,991,046	20 b. Indirect Cost Amount	\$0	<b>21. Authorized Carryover</b>		<b>22. Offset</b>		<b>23. Total Amount of Federal Funds Obligated this budget period</b>	\$7,991,046	<b>24. Total Approved Cost Sharing or Matching, where applicable</b>	\$0	<b>25. Total Federal and Non-Federal Approved this Budget Period</b>	\$7,991,046			<b>26. Project Period Start Date 09/15/2024 – End Date 07/31/2026</b>		<b>27. Total Amount of the Federal Award including Approved Cost Sharing or Matching this Project Period</b>	\$7,991,046
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<b>27. Total Amount of the Federal Award including Approved Cost Sharing or Matching this Project Period</b>	\$7,991,046																										
<b>9. Awarding Agency Contact Information</b> Sabrina Oasan  OFFICE OF THE DIRECTOR, NATIONAL INSTITUTES OF HEALTH sabrina.oasan@nih.gov 240-276-6884	<b>28. Authorized Treatment of Program Income</b> Other (See Remarks)																										
<b>10. Program Official Contact Information</b> YONG Chen  OFFICE OF THE DIRECTOR, NATIONAL INSTITUTES OF HEALTH yong.chen@nih.gov (301) 594-1187	<b>29. Grants Management Officer - Signature</b> Ki-Cha Flash																										
<b>30. Remarks</b> Acceptance of this award, including the "Terms and Conditions," is acknowledged by the recipient when funds are drawn down or otherwise requested from the grant payment system.																											



RESEARCH FACILITIES CONSTRUCTION  
Department of Health and Human Services  
National Institutes of Health

Notice of Award



OFFICE OF THE DIRECTOR, NATIONAL INSTITUTES OF HEALTH

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**SECTION I – AWARD DATA – 1C06OD037803-01**

**Principal Investigator(s):**

Selina Faith Darling-Reed, PHD

**Award e-mailed to:** sponsor@fam.u.edu

Dear Authorized Official:

The National Institutes of Health hereby awards a grant in the amount of \$7,991,046 (see "Award Calculation" in Section I and "Terms and Conditions" in Section III) to FLORIDA AGRICULTURAL AND MECHANICAL UNIV in support of the above referenced project. This award is pursuant to the authority of 42 USC 283k 42 CFR 52b and is subject to the requirements of this statute and regulation and of other referenced, incorporated or attached terms and conditions.

Acceptance of this award, including the "Terms and Conditions," is acknowledged by the recipient when funds are drawn down or otherwise requested from the grant payment system.

Each publication, press release, or other document about research supported by an NIH award must include an acknowledgment of NIH award support and a disclaimer such as "Research reported in this publication was supported by the Office Of The Director, National Institutes Of Health of the National Institutes of Health under Award Number C06OD037803. The content is solely the responsibility of the authors and does not necessarily represent the official views of the National Institutes of Health." Prior to issuing a press release concerning the outcome of this research, please notify the NIH awarding IC in advance to allow for coordination.

Award recipients must promote objectivity in research by establishing standards that provide a reasonable expectation that the design, conduct and reporting of research funded under NIH awards will be free from bias resulting from an Investigator's Financial Conflict of Interest (FCOI), in accordance with the 2011 revised regulation at 42 CFR Part 50 Subpart F. The Institution shall submit all FCOI reports to the NIH through the eRA Commons FCOI Module. The regulation does not apply to Phase I Small Business Innovative Research (SBIR) and Small Business Technology Transfer (STTR) awards. Consult the NIH website <http://grants.nih.gov/grants/policy/coi/> for a link to the regulation and additional important information.

If you have any questions about this award, please direct questions to the Federal Agency contacts.

Sincerely yours,

Ki-Cha Flash  
Grants Management Officer  
OFFICE OF THE DIRECTOR, NATIONAL INSTITUTES OF HEALTH

Additional information follows

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**Cumulative Award Calculations for this Budget Period (U.S. Dollars)**

<b>Construction Costs</b>	\$7,991,046
<b>Federal Direct Costs</b>	\$7,991,046
<b>Construction and Related Costs (Approved Budget)</b>	\$7,991,046
<b>Total Amount of Federal Funds Authorized (Federal Share)</b>	\$7,991,046
<b>TOTAL FEDERAL AWARD AMOUNT</b>	\$7,991,046
<b>AMOUNT OF THIS ACTION (FEDERAL SHARE)</b>	\$7,991,046

<b>SUMMARY TOTALS FOR ALL YEARS</b> (for this Document Number)		
<b>YR</b>	<b>THIS AWARD</b>	<b>CUMULATIVE TOTALS</b>
1	\$7,991,046	\$7,991,046

**Fiscal Information:**

**Payment System Identifier:** 1590977035A1  
**Document Number:** COD037803A  
**PMS Account Type:** P (Subaccount)  
**Fiscal Year:** 2024

IC	CAN	2024
OD	8041979	\$7,991,046

**NIH Administrative Data:**

**PCC:** CON1 / **OC:** 41001 / **Released:** 09/03/2024  
**Award Processed:** 09/12/2024 12:30:24 AM

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**SECTION II – PAYMENT/HOTLINE INFORMATION – 1C06OD037803-01**

For payment and HHS Office of Inspector General Hotline information, see the NIH Home Page at <http://grants.nih.gov/grants/policy/awardconditions.htm>

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**SECTION III – STANDARD TERMS AND CONDITIONS – 1C06OD037803-01**

This award is based on the application submitted to, and as approved by, NIH on the above-titled project and is subject to the terms and conditions incorporated either directly or by reference in the following:

- a. The grant program legislation and program regulation cited in this Notice of Award.
- b. Conditions on activities and expenditure of funds in other statutory requirements, such as those included in appropriations acts.
- c. 45 CFR Part 75.
- d. National Policy Requirements and all other requirements described in the NIH Grants Policy Statement, including addenda in effect as of the beginning date of the budget period.
- e. Federal Award Performance Goals: As required by the periodic report in the RPPR or in the final progress report when applicable.
- f. This award notice, INCLUDING THE TERMS AND CONDITIONS CITED BELOW.

(See NIH Home Page at <http://grants.nih.gov/grants/policy/awardconditions.htm> for certain references cited above.)

**Research and Development (R&D):** All awards issued by the National Institutes of Health (NIH) meet the definition of “Research and Development” at 45 CFR Part§ 75.2. As such, auditees should identify NIH awards as part of the R&D cluster on the Schedule of Expenditures of Federal Awards (SEFA). The auditor should test NIH awards for compliance as instructed in Part V, Clusters of Programs. NIH recognizes that some awards may have another classification for purposes of indirect costs. The auditor is not required to report the disconnect (i.e., the award is classified as R&D for Federal Audit Requirement purposes but non-research for indirect cost rate purposes), unless the auditee is charging indirect costs at a rate other than the rate(s) specified in the award document(s).

This institution is a signatory to the Federal Demonstration Partnership (FDP) Phase VII Agreement which requires active institutional participation in new or ongoing FDP demonstrations and pilots.

Carry over of an unobligated balance into the next budget period requires Grants Management Officer prior approval.

**MULTI-YEAR FUNDED AWARD:** This is a multi-year funded award. A progress report is due annually on or before the anniversary of the budget/project period start date of the award, in accord with the instructions posted at: <http://grants.nih.gov/grants/policy/myf.htm>.

This award is subject to the requirements of 2 CFR Part 25 for institutions to obtain a unique entity identifier (UEI) and maintain an active registration in the System for Award Management (SAM). Should a consortium/subaward be issued under this award, a UEI requirement must be included. See <http://grants.nih.gov/grants/policy/awardconditions.htm> for the full NIH award term implementing this requirement and other additional information.

This award has been assigned the Federal Award Identification Number (FAIN) C06OD037803. Recipients must document the assigned FAIN on each consortium/subaward issued under this award.

Based on the project period start date of this project, this award is likely subject to the Transparency Act subaward and executive compensation reporting requirement of 2 CFR Part 170. There are conditions that may exclude this award; see <http://grants.nih.gov/grants/policy/awardconditions.htm> for additional award applicability information.

In accordance with P.L. 110-161, compliance with the NIH Public Access Policy is now mandatory. For more information, see NOT-OD-08-033 and the Public Access website: <http://publicaccess.nih.gov/>.

This award represents the final year of the competitive segment for this grant. See the NIH Grants Policy Statement Section 8.6 Closeout for complete closeout requirements at: <http://grants.nih.gov/grants/policy/policy.htm#gps>.

A final expenditure Federal Financial Report (FFR) (SF 425) must be submitted through the Payment Management System (PMS) within 120 days of the period of performance end date; see the NIH Grants Policy Statement Section 8.6.1 Financial Reports, <http://grants.nih.gov/grants/policy/policy.htm#gps>, for additional information on this submission requirement. The final FFR must indicate the exact balance of unobligated funds and may not reflect any unliquidated obligations. There must be no discrepancies between the final FFR expenditure data and the real-time cash drawdown data in PMS. NIH will close the awards using the last recorded cash drawdown level in PMS for awards that do not require a final FFR on expenditures. It is important to note that for financial closeout, if a grantee fails to submit a required final expenditure FFR, NIH will close the grant using the last recorded cash drawdown level.

A Final Invention Statement and Certification form (HHS 568), (not applicable to training, construction, conference or cancer education grants) must be submitted within 120 days of the expiration date. The HHS 568 form may be downloaded at: <http://grants.nih.gov/grants/forms.htm>. This paragraph does not apply to Training grants, Fellowships, and certain other programs—i.e., activity codes C06, D42, D43, D71, DP7, G07, G08, G11, K12, K16, K30, P09, P40, P41, P51, R13, R25, R28, R30, R90, RL5, RL9, S10, S14, S15, U13, U14, U41, U42, U45, UC6, UC7, UR2, X01, X02.

Unless an application for competitive renewal is submitted, a Final Research Performance Progress Report (Final RPPR) must also be submitted within 120 days of the period of performance end date. If a competitive renewal application is submitted prior to that date, then an Interim RPPR must be submitted by that date as well. Instructions for preparing an Interim or Final RPPR are at: [https://grants.nih.gov/grants/rppr/rppr\\_instruction\\_guide.pdf](https://grants.nih.gov/grants/rppr/rppr_instruction_guide.pdf). Any other specific requirements set forth in the terms and conditions of the award must also be addressed in the Interim or Final RPPR. *Note that data reported within Section I of the Interim and Final RPPR forms will be made public and should be written for a lay person audience.*

NIH requires electronic submission of the final invention statement through the Closeout feature in the Commons.

NOTE: If this is the final year of a competitive segment due to the transfer of the grant to another institution, then a Final RPPR is not required. However, a final expenditure FFR is required and must be submitted electronically as noted above. If not already submitted, the Final Invention Statement is required and should be sent directly to the assigned Grants Management Specialist.

Recipients must administer the project in compliance with federal civil rights laws that prohibit discrimination on the basis of race, color, national origin, disability, age, and comply with applicable conscience protections. The recipient will comply with applicable laws that prohibit discrimination on the basis of sex, which includes discrimination on the basis of gender identity, sexual orientation, and pregnancy. Compliance with these laws requires taking reasonable steps to provide meaningful access to persons with limited English proficiency and providing programs that are accessible to and usable by persons with disabilities. The HHS Office for Civil Rights provides guidance on complying with civil rights laws enforced by HHS. See <https://www.hhs.gov/civil-rights/for-providers/provider-obligations/index.html> and <https://www.hhs.gov/>.

- Recipients of FFA must ensure that their programs are accessible to persons with limited English proficiency. For guidance on meeting the legal obligation to take reasonable steps to ensure meaningful access to programs or activities by limited English proficient individuals, see <https://www.hhs.gov/civil-rights/for-individuals/special-topics/limited-english-proficiency/fact-sheet-guidance/index.html> and <https://www.lep.gov>.
- For information on an institution's specific legal obligations for serving qualified individuals with disabilities, including providing program access, reasonable modifications, and to provide effective communication, see <http://www.hhs.gov/ocr/civilrights/understanding/disability/index.html>.
- HHS funded health and education programs must be administered in an environment free of sexual harassment; see <https://www.hhs.gov/civil-rights/for-individuals/sex-discrimination/index.html>. For information about NIH's commitment to supporting a safe and respectful work environment, who to contact with questions or concerns, and what NIH's expectations are for institutions and the individuals supported on NIH-funded awards, please see <https://grants.nih.gov/grants/policy/harassment.htm>.
- For guidance on administering programs in compliance with applicable federal religious nondiscrimination laws and applicable federal conscience protection and associated anti-discrimination laws, see <https://www.hhs.gov/conscience/conscience-protections/index.html> and <https://www.hhs.gov/conscience/religious-freedom/index.html>.

In accordance with the regulatory requirements provided at 45 CFR 75.113 and Appendix XII to 45 CFR Part 75, recipients that have currently active Federal grants, cooperative agreements, and procurement contracts with cumulative total value greater than \$10,000,000 must report and maintain information in the System for Award Management (SAM) about civil, criminal, and administrative proceedings in connection with the award or performance of a Federal award that reached final disposition within the most recent five-year period. The recipient must also make semiannual disclosures regarding such proceedings. Proceedings information will be made publicly available in the designated integrity and performance system (currently the Federal Awardee Performance and Integrity Information System (FAPIS)). Full reporting requirements and procedures are found in Appendix XII to 45 CFR Part 75. This term does not apply to NIH fellowships.

**Treatment of Program Income:**

Other (See Remarks)

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**SECTION IV – OD SPECIFIC AWARD CONDITIONS – 1C06OD037803-01**

Clinical Trial Indicator: No

This award does not support any NIH-defined Clinical Trials. See the NIH Grants Policy Statement Section 1.2 for NIH definition of Clinical Trial.

**SUBJECT FOA**

This award is subject to the conditions set forth in PAR-23-306, "Biomedical Research Facilities," which are hereby incorporated by reference as special terms and conditions of this award. Copies of this Funding Opportunity Announcement can be found at the following link: <https://grants.nih.gov/grants/guide/pa-files/PAR-23-306.html>

**ORIP FISCAL POLICY FOR FY2024**

This competing award reflects the NIH Fiscal Policy for Grant Awards for FY2024. See NIH Guide Notice [NOT-OD-24-109](#).

**COMMUNICATION REQUIREMENTS**

All communications outside the design submission process noted below must be submitted by an Authorized Organization Representative to your Grants Management Specialist and Program Official in order to be considered official communication. Any prior approval request or correspondence NOT submitted to your Grants Management Specialist and Program Official will not be considered or approved.

### **FUNDS RESTRICTION**

All funds except allowable design costs are RESTRICTED and may not be obligated. Funds will be released ONLY through the issuance of a revised Notice of Award (NoA) as negotiated milestones are met or required approvals are obtained. Until the NoA is revised, you may not obligate any funds beyond the allowable design costs. Unauthorized use of restricted funds will result in cost disallowance.

### **FUNDS EXPIRATION**

All funds MUST be expended within 56 months from the date of the initial award. Any extension of the budget and/or project period end dates WILL NOT be permitted under Expanded Authorities or by NIH staff.

### **FOR MULTI-YEAR FUNDED AWARDS LESS THAN 5 YEARS**

Due to the expiration of funds in keeping with Public Law 101-510, any future no-cost extensions will be limited to May 31, 2029 to provide the awardee with sufficient time to complete the close out process. Public Law 101-510 limits the availability of funds to five fiscal years after the original obligation. Funds awarded expire on May 31, 2029 and will not be available for draw-down in the Payment Management System (PMS). Any funds drawn down after May 31, 2029 will need to be returned

### **USAGE OF SPACE**

The space created and/or renovated under this award must be used in support of the ORIP approved biomedical research activities for which it was constructed for 10 years after beneficial occupancy unless otherwise approved by the NIH/ORIP Program and Grants Management Officials. The ORIP-funded space will include research and research support areas as follows:

Build a multi-disciplinary integrated shared service core facility. Total Net Square Footage: 16,000 sq ft.

### **ALTERNATE CONTRACTING METHODS**

NHLBI/ORIP considers the figures supplied in the application or just-in-time information to be estimates for the purposes of preparing a budget submission. Should the grantee be interested in using a contracting method other than Design-Bid-Build, prior approval from NIH will be required prior to the use of the alternate contracting method, per the Grants Policy Statement, 10.3.2: [https://grants.nih.gov/grants/policy/nihgps/HTML5/section\\_10/10.3.2\\_alternate\\_contracting\\_methods.htm?Highlight=CM](https://grants.nih.gov/grants/policy/nihgps/HTML5/section_10/10.3.2_alternate_contracting_methods.htm?Highlight=CM)

Requirements for Construction Manager-at-Risk, Design-Build Services and Guaranteed Maximum Price are also highlighted in this section.

### **NEPA**

Due to the nature of this project, NIH requires that the grantee follow the National Environmental Policy Act (NEPA requirements). The preparation of an Environmental Impact Statement and/or Environmental Analysis is the responsibility of the grantee; However, NIH is responsible for the complete review, recommendation, and approval of the process and reports.

The ORIP will assist the grantee in carrying out the required procedures. The grantee is also required to publicly disclose the project in the newspaper or other publicly available medium and to describe its environmental impact.

### **COSTING**

The total eligible design, construction, fixed equipment costs, and Final Cost Allocation Ratio shall be in accordance with the Final Design Documents as determined from the lowest acceptable competitive construction bid(s), and approved by the NIH/ORIP Program and Grants Management Officials. The grantee shall identify the costs of the grant-supported areas to the satisfaction of NIH/ORIP Program and Grants Management Officials. Awarded contingency funds are limited to 15 percent of the total allowable costs at the time of award. Once a construction contract has been awarded, the portion of the contingency fee over 10 percent of the total allowable costs in the contract budget shall be borne by the grantee.

## **DESIGN PHASE**

The grantee must initiate the design phase of the project immediately following return of the signed Terms and Conditions document. The grantee must complete the development of the construction documents (CD) no later than 16 months following the issue date of the notice of grant award (NoA). Four to six weeks are required for the review of each design submission. All design documents must be approved by the NIH/ORIP Program and Grants Management Officials and the following approval schedule must be followed:

Schematic Design (35% complete): 4 months following the release of the NoA  
Design Development (65% complete): 10 months following the release of the NoA  
Construction Document (95-100% complete): 16 months following the release of the NoA

The NIH recommends sending the Final Record Documents (FRD) as soon as possible following the technical review and approval of the 100% complete CD submission. It is important to note that the NIH WILL NOT revise the NoA to release restricted award funds until the FRD submission is approved.

During the design phase of the project, all design documents (such as design drawings, cost estimates and specifications, review comments, review comment responses) shall be submitted to ORIP's engineering team at [oripconstruction@mail.nih.gov](mailto:oripconstruction@mail.nih.gov). ALL other grant related correspondence MUST be submitted to your Grants Management Specialist listed on this NoA.

## **DESIGN REQUIREMENTS**

Design documents MUST meet all the requirements (without exception), outlined in the latest version of the NIH Design Requirement Manual (DRM) (available at <http://orf.od.nih.gov/PoliciesAndGuidelines/BiomedicalandAnimalResearchFacilitiesDesignPoliciesandGuidelines/Pages/DesignRequirementsManualPDF.aspx>). The Grantee shall inform their design team prior to start of the design process that the design document submittals will be reviewed by NIH based on the DRM. The provisions of this manual are not intended to prohibit the use of alternative systems, methods, or devices that are not specifically outlined in the document, provided that the proposed alternative design is at least equivalent or superior to the requirements in this manual with regard to such items as quality, strength, durability, effectiveness, fire resistance, health and safety, etc., and is approved during the design review process.

During the course of programming and design development, it may become necessary for Project Officers and A/E to request variances from the established minimum standards. These variances may be necessary to accommodate existing building constraints or site conditions, required technology, or the Program of Requirements. Variance forms can be found in NIH DRM.

## **CONTRACTING METHOD REQUIREMENTS**

Procurement requirements under construction grants must follow requirements in the NIH Grants Policy Statement specifically described in Part II: 10.3 Contracting Methods. Any deviation from the Design-Bid-Build Contracting Method MUST be requested in advance and written approval from the NIH/ORIP Grants Management

Staff must be received prior to beginning the process of using an alternate contracting method.

Formal advertising with open competition resulting in lump-sum, fixed price contracts is expected. Any variance from policy or employing the use of Alternate Contracting Methods requires written prior approval from the NIH/ORIP Grants Management and Program Staff.

The grantee shall notify NIH/ORIP Grants Management and Program Staff of the selection of the contractor and the date of construction commencement. The estimated date of completion of the proposed construction project is no later than May 31, 2029.

#### **ADVERTISEMENT FOR BIDS**

No advertisements for bids of any kind may be published until the NoA is revised to release funds after the final Construction Document is approved or unless written approval from NIH/ORIP Grants Management Staff has been given. Contracts and other binding arrangements for the construction or renovation of the grant-supported space must be effective no later than 6 months from the date of the release of funds through a revised NoA.

#### **NOTICE OF FEDERAL INTEREST**

In accordance with 45 CFR Part 74.37, the grantee must record a Notice of Federal Interest at the time construction begins. A copy of the recorded Notice must be sent to the Grants Management Specialist identified below within 10 days of recordation.

#### **MULTI-YEAR FUNDED PROGRESS REPORT**

You will be required to submit an annual Multi-year Funded (MYF) progress report during the life of this grant. You will find instructions on this webpage:

<http://grants.nih.gov/grants/policy/myf.htm>

#### **SITE VISITS**

NIH/ORIP Program and Grants Management Officials reserve the right to conduct site visits at any time to oversee the project status.

#### **COMPLETION**

An authorized organization representative of the grantee must notify the Grants Management Specialist identified below immediately upon completion of the construction project or beneficial occupancy, whichever comes first, to initiate the closeout procedures applicable to this award.

#### **INSURANCE**

Immediately upon completion of the project or beneficial occupancy, whichever comes first, the grantee must purchase an insurance policy which protects the property against partial or total physical destruction. The policy must cover the full appraised value of the property (not just the Federal portion thereof), using state-certified appraisers. The insurance policy is to be maintained for the entire 10-year usage period. A waiver to the requirement may be considered by NIH/ORIP Program and Grants Management Officials if the grantee can show it is effectively self-insured against the risks involved.

#### **FINAL RECORDS**

Per the NIH Grants Policy Statement, Part II: 10.9 Closeout, the final record as-built construction documents are due to the ORIP, within 120 days following the completion of the project.

- Final RPPR
- Final tabulation of net assignable space under the award
- The actual area of construction per gross and net, square foot/meter
- The actual date of beneficial occupancy of the facility

- A simplified floor plan
- A final record as built construction documents

### **PROGRAM INCOME**

Program income will be subject to the deductive alternative during the period of grant support. Proceeds from the sale or lease of grant-supported property shall be handled in accordance with the requirements of the Property Standards, as specified in 42 CFR 52b.9 and 45 CFR 74.32 or 45 CFR 92.31.

### **RECOVERY**

The NIH/ORIP Program and Grants Management Officials will initiate recovery actions as specified in 42 CFR 52b.9 in the event these requirements are not fulfilled by the recipient institution.

### **RECORDS RETENTION**

Records for real property shall be retained for three (3) years after final disposition of the property or until the end of the period of Federal interest whichever comes earlier.

### **PRESS RELEASE**

If the grantee plans to issue a press release concerning the outcome of ORIP grant-supported research, it should notify Ms. Patricia Newman, ORIP Communications at 301-435-0744, in advance to allow for coordination.

The ORIP WWW home page is at <http://dpcpsi.nih.gov/orip/>

### **ACCEPTANCE REQUIRED**

Written acknowledgement of receipt of this award is required. An authorized business official of the grantee institution should sign the "Acceptance of Grant Award" below. The document with an original signature, or original digital signature, must be returned to the Grants Management Specialist of record or via the post:

ORIP Grants Management  
NHLBI – ORIP Team  
6705 Rockledge Drive, Suite 200F  
Bethesda MD 20817

### **ACCEPTANCE OF GRANT AWARD**

This award and all the terms and conditions to which it is subject are hereby accepted:

Authorized Organization Representative (typed name):

Signature:

Title:

Date:

Data Management and Sharing Policy: Not Applicable

As outlined in the Notice of Funding Opportunity, this project is not expected to generate scientific data. Therefore, the [Final NIH Policy for Data Management and Sharing](#) does not apply. Any changes to the project that result in the generation of scientific data require NIH prior approval, and may require submission of a Data Management and Sharing Plan. See NIH Grants Policy Statement [Section 8.2.3](#) for more information on data management and sharing expectations.

**SPREADSHEET SUMMARY**

**AWARD NUMBER:** 1C06OD037803-01

**INSTITUTION:** FLORIDA AGRICULTURAL AND MECHANICAL UNIV

Budget	Year 1
Construction Costs	\$7,991,046
TOTAL FEDERAL DC	\$7,991,046
TOTAL FEDERAL F&A	\$0
TOTAL COST	\$7,991,046

FLORIDA **A&M** UNIVERSITY  
Board of Trustees  
ACTION ITEM

**Budget, Finance, and Facilities Report**  
**Wednesday, April 15, 2026**  
**Agenda Item: V**

**Subject:** Banking Resolution

The resolution designates the University President, its Acting Chief Financial Officer, and its Associate Vice President/Controller as Authorized Signatories for checks issued to pay the University's just obligations.

**Rationale:**

Section 1011.42(7), Florida Statutes, and University Regulation 1.021 require the Board of Trustees to designate on its records the legal names and position titles of any employees authorized to sign checks to pay the legal obligations of the University. It is in the best interest of the University that the University President, its Acting Chief Financial Officer, and its Associate Vice President/Controller be authorized signatories on checks issued to pay the just obligations of the University and that such checks be signed by the University President and at least one other of the Authorized Signatories.

**Proposed Board Action:**

Resolve that the University President, Marva Johnson; its Acting Chief Financial Officer, Nichole Murry; and its Associate Vice President/Controller, Shajuana Jenkins, be Authorized Signatories on checks issued to pay the just obligations of the University and that such checks be signed by the University President and at least one other of the Authorized Signatories.

**Attachments:** Yes

1. Resolution No. 01-27

FLORIDA **A&M** UNIVERSITY  
Board of Trustees  
ACTION ITEM

**RESOLUTION NO. 01-27**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF FLORIDA AGRICULTURAL AND MECHANICAL UNIVERSITY (THE “UNIVERSITY”) DESIGNATING BY NAME AND TITLE THE UNIVERSITY PRESIDENT, THE ACTING CHIEF FINANCIAL OFFICER, AND/OR THE ASSOCIATE VICE PRESIDENT/CONTROLLER AS PERSONS HAVING AUTHORITY TO SIGN CHECKS TO PAY LEGAL OBLIGATIONS OF THE UNIVERSITY (“AUTHORIZED SIGNATORIES”) AND TO OPEN ANY ACCOUNTS AS NECESSARY TO HOUSE AND MANAGE FUNDS OF THE UNIVERSITY; REQUIRING THAT ALL CHECKS ISSUED BY THE UNIVERSITY BE SIGNED BY THE UNIVERSITY PRESIDENT AND AT LEAST ONE OF THE OTHER AUTHORIZED SIGNATORIES; AUTHORIZING THE USE OF MECHANICALLY GENERATED SIGNATURES OF SAID AUTHORIZED SIGNATORIES; RESCINDING ANY PRIOR AUTHORIZATIONS AND DESIGNATIONS; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

**WHEREAS**, Section 1011.42(7), Florida Statutes, and University Regulation 1.021 require the Board of Trustees to designate in its records the legal names and position titles of any employees authorized to sign checks to pay the legal obligations of the University; and

**WHEREAS**, it is in the best interest of the University to provide for the names of the University President, the Chief Financial Officer, the Acting Chief Financial Officer, or the Associate Vice President/Controller (“Authorized Signatories”) to sign checks to pay legal obligations of the University and to open accounts as necessary to house and manage funds of the University; and

**WHEREAS**, it is in the best interest of the University that all checks issued by the University be signed by the University President and at least one of the other Authorized Signatories; and

**WHEREAS**, it is in the best interest of the University that mechanically generated signatures of the Authorized Signatories be authorized for use on any checks issued by the University.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE FLORIDA AGRICULTURAL AND MECHANICAL UNIVERSITY BOARD OF TRUSTEES THAT:**

**SECTION 1:** The Board of Trustees hereby approves and designates the following persons to sign checks to pay legal obligations of the University and to open any accounts necessary to house and manage funds of the University:

- A. President – Marva B. Johnson;
- B. Acting Chief Financial Officer – Nichole Murry; and
- C. Associate Vice President/Controller – Shajuana Jenkins.  
(the “Authorized Signatories”).

FLORIDA **A&M** UNIVERSITY

**Board of Trustees**

**ACTION ITEM**

**SECTION 2:** All checks issued by the University are required to be signed by the University President and at least one of the other Authorized Signatories.

**SECTION 3:** Any check issued by the University may bear the mechanically generated signature(s) of any two (2) Authorized Signatories.

**SECTION 4:** Any authorizations or designations provided to persons prior to the effective date of this resolution are rescinded.

**SECTION 5:** For all accounts opened to house and manage funds of the University, the University President shall provide a report to the Board of Trustees at its regularly scheduled meeting after the opening of any such accounts.

**SECTION 6:** The Corporate Secretary shall ensure that a copy of this resolution and minutes of the Board of Trustees are provided to any financial institution serving as a depository of University funds.

**SECTION 7:** This resolution shall take effect on April 15, 2026.

**PASSED AND ADOPTED THIS 15th DAY OF APRIL, 2026.**

FLORIDA AGRICULTURAL AND  
MECHANICAL UNIVERSITY  
BOARD OF TRUSTEES

\_\_\_\_\_  
Deveron Gibbons, Chair

ATTEST:

\_\_\_\_\_  
Corporate Secretary

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Avery McKnight, General Counsel