

FACILITIES SERVICES POLICY

B+labs provides life sciences research laboratory facilities and respective comprehensive laboratory support services that meet or exceed expected industry design and operational standards while ensuring a healthful, safe and compliant work environment.

This Facilities Services Policy describes the types of support services offered and defines a framework for allowing or specifying support service parameters.

1. Regulatory Compliance

All tenants shall operate in a manner that is compliant with all applicable laws, regulations, rules and policies. It is the responsibility of the tenant to ensure all employees are trained appropriately and requisite personal protective is available and used.

B+labs maintains all applicable Environmental Health & Safety Polices. They may be used as a benchmark for Tenants.

B+labs reserves the right to audit tenant laboratory spaces and respective EHS regulatory documentation. Items addressed, if applicable will include:

- Biological safety
- Chemical Hygiene
- Hazardous/Infectious Waste Management
- Fire safety/Building Code
- Compressed Gas Safety
- Hazard Communication
- Laser Safety
- Radiation Safety
- Personal Protective Equipment (PPE)
- General Physical Hazards
- Other Recognized Hazards
- Training Documentation

Note: Aside from inspections, if there are apparent issues that may be an immediate threat to life and health, and/or compliance matters that merit urgent attention, tenants shall address them in a satisfactory and timely manner.

Upon request, Tenants shall provide chemical inventory information to B+labs to satisfy regulatory compliance requirements.

2. Maintenance

B+labs is responsible for all maintenance and repair off all laboratory and office spaces. Tenants are requested to promptly inform B+labs of any issues in the workplace.

3. Lab equipment

3.1. Chemical Fume Hoods - B+labs maintains the fixed chemical fume hoods. Fume hoods

are certified annually and/or when significant maintenance activities have occurred.

3.2. Biosafety Cabinets (BSC) – B+labs maintains BSCs for the manipulation of BSL1/2 agents. B+labs delivered BSCs upon occupancy will be certified by B+labs annually and/or when significant maintenance activities have occurred. Tenant-owned BSC's shall be certified annually by the Tenant.

3.3. Incubators – B+labs maintains the reliability of B+labs delivered units. Incubators are sterilized and calibrated upon delivery. Tenants are responsible for the operational integrity of the units. This includes desired frequency of sterilization and calibration and ensuring appropriate CO2 levels. Tenants are responsible for notifying B+labs that CO2 cylinders must be changed. With B+labs approval, Tenants may change CO2 cylinders.

3.4. De-Ionized Water - B+labs provides and maintains Ultra-Pure water systems that dispense Type 1 water.

3.5. LN2 Freezers – B+labs provides one standard 11-tier square (Typical 81-100 vial-capacity box) rack and respective freezer space. B+labs maintains the operational integrity of the LN2 Freezers. Tenants, with B+labs approval, may operate Tenant owned units. Tenants will maintain the operational integrity of Tenant owned units. This includes ensuring appropriate temperature and LN2 supply and changeout of supply is maintained.

3.6. -80 C Freezers – B+labs provides at least one shelf space per Tenant. The allotted shelf space is Tenant size/occupancy dependent. B+labs maintains the operational integrity of the units.

3.7. -20 C Freezers – B+labs provides and maintains the operational integrity of B+labs delivered -20 Freezers.

3.8. 4 C Refrigerators - B+labs provides and maintains the operational integrity of B+labs delivered 4C Freezers.

4. Liquid Nitrogen and Gases

Liquid nitrogen and carbon dioxide are provided for all B+labs owned and provided equipment.

Liquid nitrogen and other gases including carbon dioxide for tenant owned equipment is the responsibility of the tenant. Tenants may use established B+labs vendors or can choose their own.

Tenants are responsible for the hook-up, operation and maintenance of tenant owned equipment.

5. Eyewashes/Emergency Showers

B+labs will inspect, test, and maintain the eyewash stations on a scheduled basis.

6. Lab coats

B+labs provides lab coats for tenant companies.

7. Waste Services

B+labs provides disposal services for all wastes including non-hazardous, chemicals, hazardous & infectious/biological materials. See EHS Tab for protocols.

8. Decommissioning – Tenants shall leave a vacated space in the same manner it was upon occupation. Before leaving, all tenant owned equipment, consumables, hazardous materials, etc., must be removed from the space. All surfaces must be decontaminated with an EPA-Approved disinfectant. BSCs must be decontaminated with Vaporized Hydrogen Peroxide or other recognized method approved by B+labs.

9. Electrical – Emergency power is available on particular outlets. Typically, they are indicated with an “SP” and/or Red Lettering. Note: Red receptacles do not indicate emergency power. Emergency outlets do not provide uninterruptible power.

10. Housekeeping

B+labs provides housekeeping services for public and laboratory spaces. Trash/recycling bins will be emptied on a nightly basis within the laboratory spaces and offices. If desired, trash/recycling bins should be placed outside your laboratory or office door for collection. Boxes should be broken down and placed near recycling bins, in freight elevator lobby and/or outside of doors for collection.

11. Pest Control

B+labs maintains an Integrated Pest Management Program. If pest control is required in a tenant’s space, the details of the pest control requirements will be established including specific pest control means and any special conditions for the application of the pest control.

Appendix A – Summary of Services

Item	Availability
Wet Ice	Available
Dry Ice	Available
CO2	B+labs Provided
LN2	B+labs Provided
Other gases	On contract
Vacuum	Provided on benches and BSCs
Natural Gas	None
Emergency Power	Select Receptacles
Glassware Washer	Available
Autoclave	Available
Lab equipment	Available per asset list
Chemical/Hazardous Waste Removal	B+labs Provided
Radioactive reagents	B+labs Approval Required
Lab coats	Available
Biosafety Cabinets	Available
Chemical Fume Hoods	Available by lab
Flammable/Acid Cabinets	As available under hood
Mobile Transport Carts	Available
DI water/Type	Available
Eyewash/Shower	Available
EHS Training	B+labs Policies Provided/Tenant Responsibility
EHS Inspections	Discretion of B+labs
Tenant Equipment Repair	None
Basic IT	None
Package Service	Available – Delivered to Freight Elevator
Internet	Available or tenant may contract
Phones	None

