

EXHIBIT C - NREL ROOM BREAKDOWN PER LOCATION 4-25-2023

SUMMARY TABLE - Room Types, Counts, and Square Footage Estimates Per Campus									
	Flatirons Campus		STM		GW		ReFuel		STEP
Type of Space	Total Rooms	Cleanable Sq. Footage	Total Rooms	Cleanable Sq. Footage	Total Rooms	Cleanable Sq. Footage	Total Rooms	Cleanable Sq. Footage	TBD
Break Rooms (Kitchenettes)	1	569	45	11,190	1	253	1	185	TBD
Building Storage			1	1,507					TBD
Café / Cafeteria			4	6,004					TBD
Elevator			33	3,378					TBD
File Rooms	7	105	172	9,597					TBD
Fitness Center			3	2,444					TBD
Hallways and Corridors	48	8,827	454	222,791	2	197	3	320	TBD
Interior Dock			5	4,859					TBD
Janitor Closet (COUNT ONLY)	1	N/A	36	N/A	1	N/A			TBD
Laboratory Spaces	28	8,494	232	176,463			1	197	TBD
Library			3	5,746					TBD
Lobbies and Vestibules	12	1,106	51	11,215	2	372	1	71	TBD
Locker Room			13	2,671					TBD
Machine Shop			1	217					TBD
Mechanical/ HVAC			1	36					TBD
Medical/Clinic			2	326					TBD
Meeting Spaces (Conference)	8	2,479	181	50,039	1	6,089	1	99	TBD
Nursing Rooms			1	40					TBD
Office Space	208	14,092	2673	194,206	3	102	3	404	TBD
Phone Rooms	8	592	31	2,465					TBD
Photo Studio			1	597					TBD
Print/Copy/ Mail Area	4	154	38	6,100					TBD
Quiet Rooms	1	60	14	1,594					TBD
Recycling Room			11	874					TBD
Restrooms	5	1,179	119	18,111	2	332			TBD
Security	1	123	3	2,345					TBD
Shipping /Receiving			6	8,329					TBD
Stairwells	2	131	132	29,876			2	133	TBD
Warehouse					1	173			TBD
Work Room			3	968					TBD

NOTE: Exhibit C is for Estimating Purposes Only. Square Footages and room configurations are subject to change at any time.

EXHIBIT C - NREL ROOM BREAKDOWN PER LOCATION 4-25-2023

Breakdown of Room Types, Number of Rooms, and Cleanable Sq. Footage per Building				
Campus	Building / Location	# of Rooms	Space Type	Total Cleanable Sq. Ft
FC	101 Site Entrance Building (FC)	1	Security	123
FC	248 West Trailer	12	Office	1,354
FC	248 West Trailer	2	Primary Circulation (Hallway)	355
FC	249 Middle Trailer	12	Office	1,130
FC	249 Middle Trailer	5	Office (Hotel Space)	224
FC	249 Middle Trailer	2	Primary Circulation (Hallway)	368
FC	250 East Trailer	13	Office	1,344
FC	250 East Trailer	2	Office (Hotel Space)	39
FC	250 East Trailer	2	Primary Circulation (Hallway)	338
FC	251 Administration Building	1	Break Room	569
FC	251 Administration Building	5	Conference Room	2,009
FC	251 Administration Building	7	File Room	105
FC	251 Administration Building	2	Huddle Room (Meeting Space)	254
FC	251 Administration Building	2	Laboratory	453
FC	251 Administration Building	112	Office	6,223
FC	251 Administration Building	1	Office (Hotel Space)	176
FC	251 Administration Building	4	Phone Room	470
FC	251 Administration Building	4	Phone Room	121
FC	251 Administration Building	21	Primary Circulation (Hallway)	5,077
FC	251 Administration Building	3	Print/Copy/Mail Area (Administrative)	110
FC	251 Administration Building	1	Quiet Room	60
FC	251 Administration Building	3	Restroom	834
FC	251 Administration Building	10	Secondary Circulation (Hallway)	961
FC	251 Administration Building	6	Vestibule/Entry	495
FC	252 Blade Test Facility	2	Laboratory	326
FC	252 Blade Test Facility	1	Lobby	86
FC	254 Structural Testing Laboratory	1	Conference Room	216

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FC	254 Structural Testing Laboratory	1	Janitor Closets - COUNT ONLY	N/A
FC	254 Structural Testing Laboratory	1	Laboratory	258
FC	254 Structural Testing Laboratory	1	Lobby	64
FC	254 Structural Testing Laboratory	14	Office	1,139
FC	254 Structural Testing Laboratory	2	Office (Hotel Space)	104
FC	254 Structural Testing Laboratory	4	Primary Circulation (Hallway)	601
FC	254 Structural Testing Laboratory	1	Print/Copy/Mail Area (Administrative)	44
FC	254 Structural Testing Laboratory	2	Restroom	345
FC	254 Structural Testing Laboratory	4	Secondary Circulation (Hallway)	212
FC	254 Structural Testing Laboratory	1	Vestibule/Entry	61
FC	255 2.5 MW Dynamometer Spin Test Facility	1	Laboratory	430
FC	255 2.5 MW Dynamometer Spin Test Facility	1	Primary Circulation (Hallway)	357
FC	255 2.5 MW Dynamometer Spin Test Facility	2	Vestibule/Entry	68
FC	256 Water Power Technologies Laboratory	2	Laboratory	1,711
FC	256 Water Power Technologies Laboratory	6	Office	276
FC	256 Water Power Technologies Laboratory	1	Primary Circulation (Hallway)	316
FC	257 West Trailer	13	Office	1,468
FC	257 West Trailer	1	Primary Circulation (Hallway)	240
FC	258 5 MW Dynamometer Facility	1	Laboratory	569
FC	258 5 MW Dynamometer Facility	2	Stairwell	131
FC	258 5 MW Dynamometer Facility	1	Vestibule/Entry	331
FC	H1	3	Laboratory	1,107
FC	H1	16	Office	617
FC	M-1C Meterological Data	14	Laboratory - Data Sheds	3,490
FC	M2	1	Laboratory	74

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FC	M3	1	Laboratory	75
GW	GW	1	Break Room	253
GW	GW	1	Conference Room	6,089
GW	GW	1	Janitor Closets - COUNT ONLY	N/A
GW	GW	1	Lobby	197
GW	GW	3	Office (Hotel Space)	102
GW	GW	2	Primary Circulation (Hallway)	197
GW	GW	2	Restroom	332
GW	GW	1	Vestibule/Entry	174
GW	GW	1	Warehouse	173
Refuel	REFUEL	1	Break Room	185
Refuel	REFUEL	1	Huddle Room (Meeting Space)	99
Refuel	REFUEL	1	Laboratory	197
Refuel	REFUEL	3	Office	404
Refuel	REFUEL	3	Primary Circulation (Hallway)	320
Refuel	REFUEL	2	Stairwell	133
Refuel	REFUEL	1	Vestibule/Entry	71
STM	Cafe	1	Cafeteria	4,891
STM	Cafe	1	Janitor Closets - COUNT ONLY	N/A
STM	Cafe	2	Primary Circulation (Hallway)	952
STM	Cafe	2	Restroom	630
STM	Cafe	3	Vestibule/Entry	436
STM	EC	1	Break Room	141
STM	EC	2	Conference Room	2,819
STM	EC	1	Janitor Closets - COUNT ONLY	N/A
STM	EC	1	Lobby	170
STM	EC	3	Office	450
STM	EC	7	Primary Circulation (Hallway)	1,467
STM	EC	2	Restroom	378
STM	EC	2	Vestibule/Entry	241
STM	ESEB	3	Office	371
STM	ESEB	3	Primary Circulation (Hallway)	189
STM	ESEB	1	Restroom	61
STM	ESEB	1	Vestibule/Entry	135
STM	ESIF	5	Break Room	2,337
STM	ESIF	8	Conference Room	2,822
STM	ESIF	13	Elevator (Atrium)	1,614
STM	ESIF	9	File Room	262
STM	ESIF	20	Huddle Room (Meeting Space)	2,271

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STM	ESIF	1	Interior Dock	2,265
STM	ESIF	5	Janitor Closets - COUNT ONLY	N/A
STM	ESIF	31	Laboratory	55,851
STM	ESIF	3	Lobby	2,850
STM	ESIF	4	Locker Room	321
STM	ESIF	310	Office	17,742
STM	ESIF	15	Office (Hotel Space)	1,939
STM	ESIF	5	Phone Room	70
STM	ESIF	1	Phone Room	1,607
STM	ESIF	48	Primary Circulation (Hallway)	28,454
STM	ESIF	2	Print/Copy/Mail Area (Administrative)	265
STM	ESIF	2	Quiet Room	170
STM	ESIF	16	Restroom	3,113
STM	ESIF	18	Secondary Circulation (Hallway)	3,776
STM	ESIF	21	Stairwell	5,729
STM	ESIF	2	Vestibule/Entry	238
STM	FTLB	3	Break Room	314
STM	FTLB	4	Conference Room	1,340
STM	FTLB	9	Elevator (Atrium)	668
STM	FTLB	1	Huddle Room (Meeting Space)	140
STM	FTLB	4	Janitor Closets - COUNT ONLY	N/A
STM	FTLB	74	Laboratory	43,288
STM	FTLB	2	Locker Room	249
STM	FTLB	1	Locker Room	101
STM	FTLB	1	Nursing Room	40
STM	FTLB	167	Office	16,555
STM	FTLB	44	Office (Hotel Space)	1,683
STM	FTLB	7	Phone Room	97
STM	FTLB	54	Primary Circulation (Hallway)	27,035
STM	FTLB	2	Print/Copy/Mail Area (Administrative)	155
STM	FTLB	10	Restroom	1,829
STM	FTLB	10	Secondary Circulation (Hallway)	1,094
STM	FTLB	23	Stairwell	3,725
STM	FTLB	3	Vestibule/Entry	674
STM	GARAGE	1	Primary Circulation (Hallway)	1,434
STM	HFSF 7119	3	Laboratory	375
STM	HFSF 7119	1	Office	78
STM	HFSF 7119	2	Primary Circulation (Hallway)	193
STM	HFSF 7119	1	Restroom	46
STM	IBRF	2	Break Room	535
STM	IBRF	6	Conference Room	2,770
STM	IBRF	4	Elevator (Atrium)	410
STM	IBRF	5	File Room	404
STM	IBRF	1	Huddle Room (Meeting Space)	135
STM	IBRF	2	Janitor Closets - COUNT ONLY	N/A
STM	IBRF	13	Laboratory	7,592
STM	IBRF	2	Locker Room	173
STM	IBRF	75	Office	6,246
STM	IBRF	8	Office (Hotel Space)	760

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STM	IBRF	3	Phone Room	42
STM	IBRF	28	Primary Circulation (Hallway)	10,255
STM	IBRF	8	Restroom	1,213
STM	IBRF	8	Secondary Circulation (Hallway)	1,907
STM	IBRF	20	Stairwell	2,976
STM	IBRF	5	Vestibule/Entry	558
STM	MDS1	1	Laboratory	200
STM	OTF	1	Conference Room	242
STM	OTF	1	File Room	46
STM	OTF	1	Huddle Room (Meeting Space)	142
STM	OTF	1	Janitor Closets - COUNT ONLY	N/A
STM	OTF	7	Laboratory	5,619
STM	OTF	18	Office	2,178
STM	OTF	5	Primary Circulation (Hallway)	1,054
STM	OTF	1	Print/Copy/Mail Area (Administrative)	51
STM	OTF	3	Restroom	390
STM	OTF	1	Shipping/Receiving	865
STM	OTF	2	Stairwell	368
STM	OTF	2	Vestibule/Entry	116
STM	RFHP	1	Interior Dock	798
STM	RFHP	1	Office	165
STM	RFHP	2	Primary Circulation (Hallway)	227
STM	RSF	27	Break Room	6,321
STM	RSF	3	Cafeteria	1,113
STM	RSF	12	Collaboration (Meeting Space)	4,290
STM	RSF	45	Conference Room	20,466
STM	RSF	155	File Room	8,559
STM	RSF	2	Fitness Center	2,072
STM	RSF	62	Huddle Room (Meeting Space)	8,282
STM	RSF	2	Interior Dock	756
STM	RSF	11	Janitor Closets - COUNT ONLY	N/A
STM	RSF	3	Library	5,746
STM	RSF	4	Lobby	638
STM	RSF	2	Locker Room	1,324
STM	RSF	1576	Office	109,998
STM	RSF	196	Office (Hotel Space)	10,018
STM	RSF	15	Phone Room	650
STM	RSF	1	Photo Studio	597
STM	RSF	141	Primary Circulation (Hallway)	83,375
STM	RSF	27	Print/Copy/Mail Area (Administrative)	4,974
STM	RSF	11	Quiet Room	1,308
STM	RSF	11	Recycling Room	874
STM	RSF	46	Restroom	6,087
STM	RSF	3	Security	2,345
STM	RSF	41	Stairwell	12,582
STM	RSF	4	Vestibule/Entry	673
STM	RSF	1	Work Room	314
STM	SERF	3	Break Room	476
STM	SERF	8	Conference Room	2,504

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STM	SERF	5	Elevator (Atrium)	457
STM	SERF	1	File Room	201
STM	SERF	1	Fitness Center	372
STM	SERF	2	Huddle Room (Meeting Space)	252
STM	SERF	5	Janitor Closets - COUNT ONLY	N/A
STM	SERF	64	Laboratory	30,833
STM	SERF	2	Lobby	2,016
STM	SERF	2	Locker Room	502
STM	SERF	2	Medical/Clinic	326
STM	SERF	154	Office	17,243
STM	SERF	61	Primary Circulation (Hallway)	36,650
STM	SERF	1	Quiet Room	117
STM	SERF	13	Restroom	1,732
STM	SERF	14	Secondary Circulation (Hallway)	2,343
STM	SERF	12	Stairwell	2,444
STM	SERF	6	Vestibule/Entry	413
STM	SERF	1	Work Room	130
STM	Shipping & Receiving	1	Building Support Storage	1,507
STM	Shipping & Receiving	20	Office	1,556
STM	Shipping & Receiving	3	Primary Circulation (Hallway)	674
STM	Shipping & Receiving	2	Print/Copy/Mail Area (Administrative)	163
STM	Shipping & Receiving	2	Restroom	250
STM	Shipping & Receiving	5	Shipping/Receiving	7,464
STM	Shipping & Receiving	4	Stairwell	361
STM	Shipping & Receiving	1	Work Room	524
STM	SIMTA 7521 Solar Industrial Mesa Test Area Control	2	Laboratory	544
STM	SRRL	1	Break Room	330
STM	SRRL	1	Janitor Closets - COUNT ONLY	N/A
STM	SRRL	3	Laboratory	989
STM	SRRL	10	Office	806
STM	SRRL	1	Office (Hotel Space)	69
STM	SRRL	4	Primary Circulation (Hallway)	701
STM	SRRL	1	Print/Copy/Mail Area (Administrative)	83
STM	SRRL	2	Restroom	148
STM	SRRL	2	Secondary Circulation (Hallway)	122
STM	SRRL	1	Vestibule/Entry	43
STM	SSEB	1	Break Room	146
STM	SSEB	1	Lobby	135
STM	SSEB	2	Office	263
STM	SSEB	2	Primary Circulation (Hallway)	194
STM	SSEB	2	Restroom	143
STM	SSEB	1	Vestibule/Entry	89
STM	STF	1	Break Room	470
STM	STF	3	Conference Room	1,027
STM	STF	2	Elevator (Atrium)	230
STM	STF	1	File Room	125
STM	STF	3	Huddle Room (Meeting Space)	282

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STM	STF	1	Interior Dock	1,042
STM	STF	3	Janitor Closets - COUNT ONLY	N/A
STM	STF	24	Laboratory	22,113
STM	STF	1	Lobby	1,028
STM	STF	56	Office	5,681
STM	STF	31	Primary Circulation (Hallway)	18,198
STM	STF	3	Print/Copy/Mail Area (Administrative)	409
STM	STF	8	Restroom	1,712
STM	STF	7	Stairwell	1,575
STM	STF	7	Vestibule/Entry	626
STM	TTF	1	Break Room	120
STM	TTF	1	Conference Room	159
STM	TTF	1	Janitor Closets - COUNT ONLY	N/A
STM	TTF	4	Laboratory	5,121
STM	TTF	11	Office	308
STM	TTF	5	Primary Circulation (Hallway)	2,254
STM	TTF	2	Restroom	319
STM	TTF	1	Secondary Circulation (Hallway)	80
STM	TTF	1	Vestibule/Entry	67
STM	VTIF	1	Huddle Room (Meeting Space)	95
STM	VTIF	1	Janitor Closets - COUNT ONLY	N/A
STM	VTIF	6	Laboratory	3,937
STM	VTIF	1	Machine Shop	217
STM	VTIF	1	Mechanical/HVAC	36
STM	VTIF	2	Office	100
STM	VTIF	2	Primary Circulation (Hallway)	163
STM	VTIF	1	Restroom	59
STM	VTIF	2	Stairwell	117
STM	VTIF	1	Vestibule/Entry	66

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