

# STEVEN & SUSAN LIPSTEIN BJC INSTITUTE OF HEALTH VERTICAL EXPANSION

## WUSM Capital Projects

Washington University School of Medicine in St. Louis will begin construction in the spring of 2022 on a six-floor vertical expansion on the Steven & Susan Lipstein BJC Institute of Health building, which is located in the center of the Medical Campus. The addition, estimated to cost \$150 million, will include the addition of 160,000 square feet of state-of-the-art research laboratory space.

*Our mission is to design and construct a vertical expansion of the BJC Institute of Health to provide strategic growth of Tier I research space on campus and expand Cancer Wet Lab Research and Specialty Facilities in this location.*

## PROJECT HIGHLIGHTS

### Existing BJC Institute of Health

- 692,500 BGSF
- 11 Story South Tower
- 6 Story North Tower

### Vertical Expansion Addition

- 159,378 BGSF
- 6 Story Vertical Expansion (North Tower)
- One (1) Mechanical Penthouse Floor
- One (1) New Emergency Generator

The Vertical Expansion will house:

- 7,900 NASF Biosafety Level 3 (BSL3) Laboratory
- 7,500 NASF Biologic Therapeutic Core Facility
- 95,000 NASF New Research Wet Lab

### Project Schedule

Site Preparation	Jan 2022 – March 2022
Core & Shell	April 2022 – Sept 2023
Interior Fit-Out	Jan 2023 – Sept 2024
Hope Plaza Restoration	Jan 2024 – Dec 2024

### Enabling Project & Critical Path

BJC and BJH requested the vacation of portions of the Southwest Tower 6<sup>th</sup> and 7<sup>th</sup> floors to accommodate a new patient link connector to the BJC Phase 3 Campus Renewal Bed Tower. Timely occupancy of the new bed tower is dependent on the BJCIH Vertical Expansion completing on time, to allow the decant of various labs from Southwest Tower 6<sup>th</sup> and 7<sup>th</sup> floors, as well as the BTCF (Biologic Therapeutic Core Facility). The BJCIH Vertical Expansion provides much needed Biosafety Level 3 (BSL3) Laboratory space to advance research for Micro, Pathology, and Infectious Diseases. The project will also provide critical expansion space for the Division of Oncology, as well as other Tier I research growth.

### Wohl Circle Closure

The Wohl Circle Drive will be closed to public traffic from March 2022 through September 2023 to ensure the safety of pedestrians and property adjacent to the vertical expansion. Wohl Circle will be limited to only Chromalloy Dialysis Center patient parking during the closure.

### Hope Plaza Closure & Restoration

Hope Plaza will be temporarily closed to pedestrian traffic for the duration of construction to establish a construction jobsite area. Pedestrian traffic will be re-routed around the perimeter of the construction jobsite throughout the project from February 2022 through December 2024. A protected entrance to the BJCIH will be created to safely maintain the building's accessibility. While the project will cause some inconvenience, the campus will remain fully operational during the course of the project.

Please visit our project webpage for additional information:

[planningprojects.wustl.edu/home/current-projects/bjc-institute-of-health-vertical-expansion/](http://planningprojects.wustl.edu/home/current-projects/bjc-institute-of-health-vertical-expansion/)