

BJC Institute of Health Vertical Expansion

Town Hall Meeting Frequently Asked Questions January/February 2022

Town Hall Resources/Links:

Town Hall Presentation (January/February 2022):

<https://wustl.box.com/s/wirubizbss6ofr6hs0e32504gq9nzm9h>

BJCIH Vertical Expansion Project Website:

<https://planningprojects.med.wustl.edu/current-projects/bjc-institute-of-health-vertical-expansion/>

Project Number: 210442

Construction Manager: Alberici Healthcare LLC

Architect: The Lawrence Group

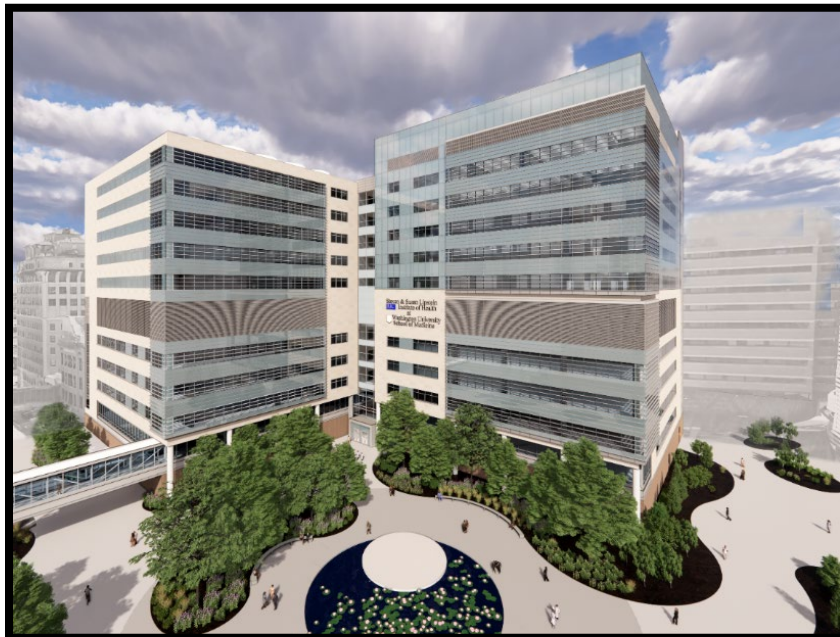


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SECTION 1 – PROJECT OVERVIEW

1. What is the scope of work for the BJCIH Vertical Expansion project?

a. The project scope includes:

- 12th floor Mechanical Penthouse
- 11th floor BSL3/ABSL3, Wet Lab Research
- 8th – 10th floor Wet Lab Research
- 7th floor Biologic Therapeutic Core Facility (BTCF), Wet Lab Research
- Two (2) New Vivarium Elevators
- One (1) New Emergency Generator and Associated Equipment

2. What is the project schedule?

a. The project schedule is as follows:

- Site Preparation January 2022 – March 2022 (3 months)
- Core and Shell April 2022 – September 2023 (17 months)
- Interior Fit-Out January 2023 – September 2024 (21 months)
- Hope Plaza Restoration March 2024 – December 2024 (9 months)

b. Primary work hours are expected to be 7:00AM – 3:30PM Monday through Friday. Extended work hours and weekend work will be scheduled as needed.

3. Are there enabling projects associated with the BJCIH Vertical Expansion?

- a. BJC/BJH requested the vacation of portions of Southwest Tower 6th and 7th floors to accommodate a new link connection 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 SWT 6 and 7, as well as the BTCF facility.
- b. The BJCIH Vertical Expansion provides much needed ABSL3 and BSL3 space to advance ID related research for Micro, Pathology and Infectious Disease. The project will provide critical expansion space for the Division of Oncology as well as other Tier 1 research growth (departments TBD).

SECTION 2 – PROJECT COMMUNICATION

- 1. How will the construction be communicated with the occupants of the existing BJCIH building?**
 - a. For each WUSM department currently occupying the existing BJCIH building, one to two primary contacts for each occupying department/core have been established for direct communication with the project team. The primary contacts share project information with their occupants and escalate any concerns to the project team on behalf of the occupants. To confirm the primary contacts for your department, please get in touch with Lauren Hurt (laurenhurt@wustl.edu).

- 2. If disruptions occur, who do we report the concern to?**
 - a. The primary contact for the respective department should be notified of the disruption. If the complaint requires further escalation, the primary contact will contact Lauren Leonard (lauren.leonard@wustl.edu) or Melissa Rockwell-Hopkins (hopkinsm@wustl.edu).

- 3. How often will town hall meetings occur?**
 - a. Town Halls will be held at major project milestones. In addition, project updates via the project website will be issued monthly throughout the project's life.

- 4. What types of communications will be received, and who will receive them?**
 - a. Project work notifications to the primary departmental contacts will be distributed via email. These emails should be shared with departmental employees as appropriate to the communication. In addition, outage communications will be distributed by facilities engineering in concert with our Planned, Limited Notice and Emergency Outage Guidelines (<https://facilities.med.wustl.edu/wp-content/uploads/2018/05/Planned-and-Emergency-Outage-Guidelines.pdf>).

SECTION 3 – PROJECT WORK DETAIL

1. Will the construction cause vibration throughout the building?

- a. In July/August 2021, McClure Engineering set up vibration monitoring on the lower level, 6th floor, 7th floor, 9th floor, and 11th floor of the existing north tower, and a baseline study was completed. Vibration monitors were installed in January 2022 to monitor construction activities for the project's duration. Any vibration incurred throughout the project will be compared against the baseline study.

2. How will HVAC (air intakes and exhaust) be managed throughout the project?

- a. Outside air intakes are located on the 6th floor of the existing BJCIH building to provide ventilation to the HVAC system of the existing building. Air quality is not expected to be a concern because the air intakes are on the 6th floor, and construction is a vertical expansion with minimal demolition. The project team will work with BJH and WUSM Facilities Engineering departments to ensure the air handling unit filters and outside air intakes stay free of debris throughout the construction project. Standard temporary partitions – to isolate the construction activities - and negative pressure hepa filtration within the construction area will be used for interior renovations. Additionally, the project team will work with the BJH and WUSM EHS teams to ensure compliance with campus requirements for construction.

3. Will construction impact the current northwest egress stairs at floors 1-5?

- a. While the new construction (elevator tower addition) is not anticipated to impact the use of the egress stairs during any emergency event, the construction site around the building at grade will limit the egress stair exit at ground level to ONLY emergency exit use. Thus, the normal exiting of the building from this stair will be limited to only emergency use throughout construction.
- b. All (non-emergency) exiting from the building needs to occur via the link, the front entrance, other exterior exit doors at grade (outside the construction Jobsite), or the dock area.

4. Will the existing conference room spaces on floors 7-11 be affected during construction?

- a. There will be work that requires contractors to be in the conference room space within the existing building. The work will be coordinated with the primary departmental contacts who manage the area, allowing the users to find an alternative meeting location. Users can visit <https://meet.wustl.edu> to view other shared spaces on campus during these work periods.

5. How will construction noise impact those who cannot work remotely and occupy offices facing the plaza on the north face of the south tower and the north face of the north tower?

- a. Some construction noise level is expected in these locations for the duration of the project. Therefore, noise-canceling headsets will be made available for WUSM occupants of the existing BJC/H building, whose offices are located on the north face of the North Tower (floors 1-5) and the north front of the South Tower (floors 1-11). In addition, designated departmental primary contacts can request headsets for their employees through Lauren Hurt (laurenhurt@wustl.edu).

SECTION 4 – GENERAL PROJECT QUESTIONS

- 1. Will the outdoor emergency assembly points change for BJCIH and the surrounding buildings?**
 - a. Due to the construction job site using much of the area around the BJCIH building, emergency preparedness plans for emergency assembly points for BJCIH and surrounding buildings will have temporary revisions issued to their plans for the duration of construction. WUSM Emergency Preparedness Department will publish and communicate the revised plans for BJCIH and those other buildings affected in the coming weeks.

- 2. Will the staff be able to use the new elevator tower to transport research to the lower level, or can the existing service elevator still be used?**
 - a. The two (2) existing service elevators can be used throughout construction. However, the project team will use the north service elevator for periodic movement of personnel and equipment to all floors during construction. Additional information about using the new elevators will become available after completing the fit-out design.

- 3. How will the common space be affected where the expansion connects to the existing south tower?**
 - a. The new vertical expansion will connect to the north wall of the south tower on the west, at the exterior windows between the conference rooms and service elevator lobby, and on the east at the exterior windows between the elevators and the breakroom. Currently, these areas are being used as common seating areas. The new connections will create a walking path through each area; however, the intent is to accommodate both – the corridor to the further vertical expansion and seating, if possible.

- 4. Once complete, how will the BSL3 lab on the 11th floor be monitored?**
 - a. The BSL3 lab uses dedicated exhaust and HVAC, with security on all doors, systems monitoring, and alarming. Facilities maintain and monitor the space, as does EH&S.

- 5. Will additional employee eating areas be added to the expansion?**
 - a. Additional kitchen space will be added on the new floor plates of the expansion to meet the needs of the other occupants.

6. Will additional restrooms be added to the expansion?

- a. Yes, bathrooms will be added per code requirements to meet the needs of the new expansion.

7. Will the expansion affect the existing limits for hazardous material storage?

- a. The design team is currently addressing the vertical expansion's hazardous material storage design limits with the St. Louis City Permitting & Planning department and the City of St. Louis Fire Marshal. Additional information will be available once the fit-out design is complete.

8. Will the DCM research spaces in the lower level need to be relocated during construction? If so, how will they be relocated, and how much notice will we have?

- a. Project work in the lower level affecting DCM research spaces and holding areas will be coordinated in advance of the work with the affected DCM and the researchers. The goal is to have a work plan approved and in place well before the start of construction activities, expected this summer at the lower level.