

## Neuroscience Building Monthly Project Update – June 2020

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### Design Development

- Building detailed design continues, and Design Development Progress Drawings have been received, and the team has completed the initial page turn reviews.
- A meeting was held with key leadership to discuss cellular imaging needs, and a consensus was reached on planning for a WUCCI Satellite and Alafi.
- A second meeting was held with key leadership to discuss the alignment of equipment and blocking for the WUCCI Satellite and Alafi. Additional follow up meetings are being scheduled to continue finalize equipment placement and final layout.
- The Executive Committee of the Project will occur on July 10<sup>th</sup> and an update on the Terrace and Design Build Progress on the parking garage are on the meeting agenda.
- Proposals were received for updating the building design fly through videos – under review.
- A floor by floor tertiary review schedule is being developed by OFMD/Cannon Design to enable secondary Design Development blocking and equipment reviews with the floor and theme leads in follow up to the initial review. All reviews through CD will be scheduled to be completed by October, 2020.

### Recent Design Meetings Held This Month

- June 1 – Floor Plan Review
- June 3 – Link Review
- June 3 – Bi-Weekly Parking Garage Meeting
- June 4 – Project Orientation with University Advancement
- June 4 – OFMD/Owner and Contractor Weekly Meeting
- June 5 - User Requirements with IT
- June 8 – Surgery Core Review
- June 8 – Sustainability Bi-Weekly Meeting
- June 8 –Bagnall Facility Review
- June 9 – 6<sup>th</sup> Floor Planning Session
- June 9 – 9<sup>th</sup> Floor Planning Session
- June 9 – Design Assist Exterior
- June 10 –MGC Review
- June 10 – Schedule Update Meeting
- June 10 – Operations and Facilities Management Operations Review
- June 10 – NRB Cellular Imaging Discussion
- June 11 – MRI Suite Review
- June 11 – EH&S Review
- June 11 - OFMD/Owner and Contractor Weekly Meeting
- June 12 – Dr. Kepecs Preliminary Lab Review
- June 12 – Link Status Review

- June 12 – 3<sup>rd</sup> Floor Planning Session
- June 15 – Architectural Review Session
- June 15 – Dr.Richards Planning Session
- June 16 – FF&E Review Session
- June 16 – 7<sup>th</sup> Floor Planning Session
- June 16 – Low Voltage Review Session
- June 16 – HVAC Review Session
- June 16 – Bi-Monthly Chair Update with Dr. Taghert & Dr. Richards
- June 17 – 8<sup>th</sup> Floor Planning Session
- June 17 – Electrical Review Session
- June 17 – Bi-Weekly Parking Garage Meeting
- June 17 – Animal Behavior Core Review Session
- June 17 – Dr. Goodhill Planning Session
- June 18 – Plumbing Review Session
- June 18 – Fire Protection Review Session
- June 19 – DCM/EHS Review Session
- June 19 – NHP Review Session
- June 19 – MEP Commissioning
- June 19 – DCM Commissioning
- June 22 – NRB Cellular Imaging Planning – WUCCI Satellite and Alafi
- June 23 – Mechanical Tower Presentation #1
- June 23 – Kepecs Lab Discussion
- June 23 – NRB Parking Garage Page Turn
- June 23 – Design Assist Exterior
- June 23 – Mechanical Tower Presentation #2
- June 24 – Mechanical Tower Presentation #3
- June 24 – Fat-tailed dunnarts discussion
- June 24 – Bi-Weekly LEED meeting
- June 25 – Electrical Presentation #1
- June 25 – Owner/Contractor/Design Team Weekly Project Meeting
- June 25 – Foundation Pre-Installation
- June 26 – Electrical Presentation #2
- June 26 – Electrical Presentation #3

## A Look Ahead

WUSM is working with Cannon to refine the design schedule and process for the completion of the final construction documents related to lab, architectural fit out and the Link system. The equipment planning process is being enhanced over the next few months with WUSM working directly with the lab manager representatives for each theme. The award of the MEP design-assist subcontractor scope of work is anticipated for early July and once on board, a detailed process and schedule will be developed with each sub as part of the completion of the final construction documents, anticipated to be October, 2020. The design of

the garage continues with Design Development documents for that project component to be issued in July, 2020.

### Building Construction

- June 1, 2020 – September 28, 2020 – Continuation of the earth retention system, site clearing, excavation, and rock clearing
- June 6, 2020 - Start of temporary power duct bank
- June 8, 2020 – June 19, 2020 – Tower crane one and two piers complete; installing foundation and power feeder
- June 8, 2020 – June 19, 2020 – Completed temporary site water tie-in to Newstead water main
- June 15, 2020 – July 3 – As scheduled, excavation crews will begin working two shifts on rock removal to stay ahead of pier drilling
- June 22, 2020 – June 26, 2020 – Tower crane one erection, site lighting, utility plant earth retention

### Upcoming Work:

- June 29, 2020 – July 4, 2020 – Research building drilled piers
- The construction schedule will begin four 10 hour days starting June 29, 2020

### Bid Package / Deliverable / Schedule Discussion

- 1) Bid Package 3: - Elevators
  - a) Code changes – Addendum #11 Issued 6/1
- 2) BP #4 Underground Utilities and Design Assist Exteriors
  - a) 6/01 Recommendation Approved by WUSM for Underground Plumbing
  - b) 6/04 Design assist kick-off meeting occurred
- 3) BP #5 Design Assist Mechanical Electrical and Fire Systems
  - a) 6/02: Update 3 issued addressing RFI questions
  - b) 6/10: Bids due for Building Mechanical, Electrical, Temperature Controls, and Fire Protection
  - c) Mid-July: Design Assist Partner to be brought on board
- 4) Bid Package 6 Concrete Superstructure
  - a) 6/1: Bid Documents issued and peer review underway
  - b) 6/25 – Bids due
  - c) 7/2 – award recommendation
- 5) Design Development Package and Specifications Set
  - a) 7/17: Cost Review planned
  - b) 7/24: Cost Review Follow-up scheduled
- 6) BP #7 – Steel Superstructure
  - a) 7/02: Drawing Package Issuance, Important Date for Site Progress

## Weather Days & Safety Incidents

- There have been no safety incidents on the project
- *The project has experienced three weather days to date*

## Schedule and Budget

- The project is on schedule, and the project remains on budget.

## Risk Management

- Risk management for the project continues, with the daily management of COVID-19 preventive measures, including mitigation of potential materials delays and labor impacts. There have been no impacts on the job from COVID-19 to date.
- There have been workforce delays due to National Civil Disturbance has the potential to impact the design schedule – the project team is monitoring the situation and evaluating the effects upon designers and suppliers.

## Neighbors and Stakeholders

### St. Louis Children's Hospital (SLCH) Employee Garage – Partner Project

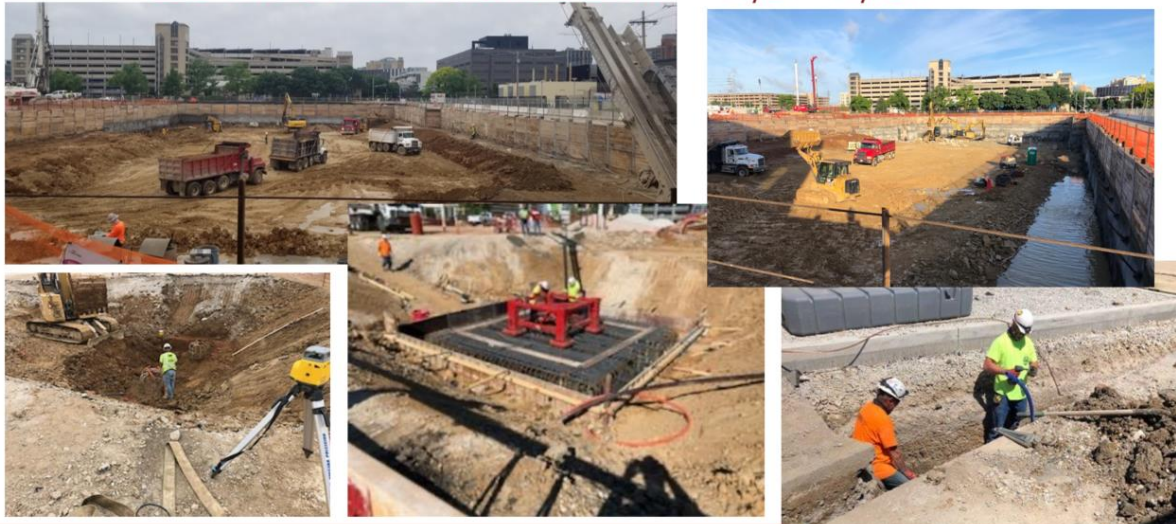
- The work on the SLCH Garage Exit Lane widening is underway.
- During the pour – which will happen between 9 AM and 3 PM – we will be blocking the existing exit lane entirely, to allow access for the pour, by the concrete truck.
- During this time, L. Keeley will place flagmen on-site to re-route exiting traffic through the Daycare Center parking lot just during the pour. We apologize for this inconvenience.

### CAB Daycare Update:

- CAB Parking Lot and Zurheide Parking Lot - Work in these three areas is expected to be completed by L. Keeley by Friday, 6/19/20.
- To enable this, during the weeks of 6/11/20 and 6/15/20, L. Keeley will be working with David Strowmatt to block off areas of these parking lots to re-pave on off-hours, and restripe. Please expect this disruption as we work to complete and fully exit these lots.

## Construction Photos Week of June 22 – June 26, 2020

### On-Site Construction Photos – 6/1 – 6/26



Washington University School of Medicine in St. Louis

Operations & Facilities Management Department

## Enabling Projects Update

### Newstead Ave. Street & Campus Mobility Improvements

- Construction work continues.
- Phase 3 road widening south of the MetroLink tracks is complete, pending the Metrolink Crossing Widening.
- Work in the CAB Daycare, CAB, and Zurheide parking lots is complete.
- Phase 5 installation of the dedicated right-turn lane from westbound Clayton Ave. on to northbound Newstead Ave. is complete, pending the Metrolink Crossing Widening.
- Phase 6A - Installation of a new dedicated right-turn lane at the SLCH Garage east exit is complete.
- Phase 6 - Road widening on Newstead Ave. just north of Duncan Ave. on the east side of the road, began the week of 6/8. Work will continue in this area through late July. Work will include preliminary work on the replacement of signaling in the intersection, and replacement of fencing at the old substation site.

### Newstead Upcoming Work

- Phase 7A - Installation of new storm sewer piping associated with the intersection upgrades at the Newstead Ave. and Forest Park Ave. intersection. Newstead Ave. will be closed to traffic north of Forest Park Ave. to Laclede Ave. from July 2 at 7 pm to July 4 at 6 am for the installation of this work.
- Phase 7 - Installation of a new pedestrian crosswalk and associated upgrades including storm sewers, sidewalks, etc. on the east side of the Newstead and Forest Park intersection – both north and south of Forest Park Ave. During this work, one (1) lane will be closed in the eastbound and westbound lanes of Forest Park for the duration of

the work. Additionally, the north-south crosswalk on the east side of the intersection will also be closed for the duration of the work.

### Steam Line

- Phase 1 of the steam line, which stretches from the NRB to the corner of the East Imaging Building, was awarded to Corrigan Co.
- Ameren has been released to relocate the overhead power lines at the corner of Newstead and the MetroLink tracks.
- The demolition for the boiler replacement is complete, and the new boiler is scheduled to arrive in October 2020.
- The Project website is available at <https://planningprojects.med.wustl.edu/home/current-projects/4370-duncan-avenue/>
- Project webcam <https://app.oxblue.com/open/TSI/WUNeuroscience>