

Neuroscience Research Building

Key Questions FAQ

New Building FAQ - Updated July 2020

Orientation Presentation Link

[NRB Project Orientation Presentation](#)

Frequent Project Questions

1. What is in the baseline program of the building as of February 20, 2020?

- a. The baseline program includes five and a half floors of wet and dry laboratory space with a vertical and central vivarium as well as shared specialty areas such as MRI and Zebrafish as well as various other core and centers noted on the [adjacency theme diagram](#). Also, there are shared break and conference room areas, a central auditorium, and first-floor conference rooms, as well as a café planned on level three with seating and an exterior terrace. The baseline program currently includes +88 PI's from Neuroscience, Psychiatry, Neurosurgery, Neurology, and Anesthesiology, as well as other departmental collaborators.

2. What is not included in the baseline program of the building as of February 20, 2020?

- a. Excluded from the baseline program is clinical/ambulatory space (patient care), clinical research, cryogenic central storage, a data center, duplicate offices (only one primary office in one geography), administrative offices that are not in support of research (billing, etc.), instructional space, morgue (renovation in the current location), underground parking, imaging (human subjects), machine shop, gnotobiotics (planned for East McDonnell).

3. Will my lab in the new building be the same size as my existing lab?

- a. The new building will not replicate the older buildings on campus. Approximately 80% of the space that exists in the groups relocating to the new building is cellular laboratory space and is not as efficient as open laboratory space. Also, some laboratories are underutilized (too big), and other laboratories are overpopulated (too small). The goal is to create an open, functional space that is equitable to the size and needs of the teams utilizing the new space guidelines.

- b. The School spent over a year studying both existing laboratory function, utilization, and benchmark laboratory metrics, as well as a post-occupancy survey of BJCIH and Couch. It took lessons learned from all three sources to create a newly recommended guideline. In the spring of 2020, the metrics were revised to accommodate variances in researcher portfolios and specialty laboratories.

i. The Neuroscience Research Building Metric for the Standard Wet Lab Model

1. Current PI = 120 NASF (office/wet & dry lab) – meaning PI gets the office regardless of the type of research.
2. A prototypical PI+6 for wet lab and lab support is 1,269 NASF (120 NASF/PI + 191.5 NASF/FTE). The PI+6 NASF does vary based on type of research theme from 191.5/FTE to 230 NASF/FTE. This variation in planning was approved by the Core Advisory Committee of the Project in April, 2020.
 - a. Space grows as the team (FTE) grows.
3. Labs are programmed at the current team size – Feb 2020 FTE Update.
4. 20% flex (for part-time/temp staff) and 10% growth (both % applied to original baseline FTEs (September 2019)).
 - a. Flex/growth space is blocked by the theme to allow for space flexibility.
5. The 30% flex/growth is not applied to the PIs identified to be planned at a PI+6 (by the Core Advisory Committee). The inclusion of 6 FTEs is considered the flex/growth.
6. Specific PI's have been identified for embedded growth and this has been included in the baseline program model by theme.
7. Specialty Research and Planned Shared Lab Resources do not follow this guideline and have been programmed individually.
8. If a PI has a near core associated with the lab – this space has been programmed individually in addition to the above allocations.
 - a. IDDRC – Neuropath
 - b. IDDRC – Neurophys
 - c. Silk Center
 - d. Invivo Micro.

- e. Viral Vectors
 - f. Needleman Center - Neurometabolism
9. Shared and common spaces are also above these allocations (break rooms, conference rooms, printer/copy rooms, auditorium, restrooms, locker rooms, lactation rooms, corridors/circulation)
 10. Hybrid labs (wet and dry) used wet lab metrics as a conservative programming exercise.

ii. The Neuroscience Research Building Metric for Rig/Rack Labs

1. Current PI = 120 NASF (office/wet & dry lab) – meaning PI gets the office regardless of the type of research.
2. Labs are programmed at the current team size – Feb 2020 FTE Update.
3. A prototypical PI+6 for wet lab and lab support is 1,500 NASF (120 NASF/PI + 230 NASF/FTE)
 - a. Space grows as the team (FTE) grows.
4. 20% flex (for part-time/temp staff) and 10% growth (both % applied to original baseline FTEs (September 2019)).
 - a. Flex/growth space is blocked by the theme to allow for space flexibility.
5. The 30% flex/growth is not applied to the PIs identified to be planned at a PI+6 (by the CAC). The inclusion of 6 FTEs is considered flex/growth.

4. How do I know if my current lab is utilized well?

- a. All departments have undergone a wet lab utilization study. For information on your laboratory or theme, please contact Mariah Harris at mariaharris@wustl.edu or (314) 273-3037.

5. The building was designed for theme-based research and was not to be an individual or Department centric. How will space be managed?

- a. There is a strategic goal to manage the flex and growth space in a collaborative model by theme. As a component of relocation planning, the project team will identify and engage designated floor and theme coordinators in a discussion to formulate a process draft to share with the Dean's Administration and Core Advisory Committee, including involved Department Heads for consideration.

6. Is there Shell Space Available within the building above the baseline program?

- a. There are 2.5 floors of shell space in the building that will be utilized for future funded research growth.

7. We have heard that the shell space will only be available to recruits; is this true?

- a. Increasing funded research for the School is a strategic goal. Both the space vacated as a result of this project and the new building shell space will support the growth of existing labs and new laboratories.

8. How would my Department Head request laboratory space if my lab doubles in size by the time we move to the new building?

- a. The project team will be updating all PI and FTE information twice a year until occupancy. Also, they will update the PI and FTE data during design development, at 80% of construction document development, and then again 12 months before building activation (relocation of occupants into the building). The Dean and the Core Advisory Committee of involved departments will evaluate all growth and needs during the life of the project and make occupancy and space allocation decisions.

9. What if a Theme has a strategic recruit, and the involved Department Heads want them in the new building, and the only way to accommodate this would be with shell space?

- a. If there is a specific need for any targeted campus space for a strategic recruit, the Departmental Head should initiate it first and then review it with the Office of Physical Planning to vet the appropriate placement on campus for that need and then jointly make a recommendation with the Department Head to the Dean.

10. Will all Neuroscience growth happen in this building?

- a. No, not all Neuroscience research will happen in this building. Many investigators have interdepartmental connections and wish to remain in their current location. While key research themes are in this building, multidisciplinary learning, integrated research, and cross mission collaborations will continue to be housed and occur across the campus and in the district.

11. If we can share equipment and downsize the support space need, would this allow us to recapture more growth?

- a. Yes, this is possible and encouraged. The more efficiencies we find during design, the more space can be utilized for growth or other priority needs.

12. If I move, what will happen to my existing space?

- a. When any researcher moves into the new facility, the Department will be required to return this vacated space to support the campus growth holistically. The campus growth and needs are expansive, and both the current space and new building will be needed to fulfill our 10-year plan needs.

13. What is the length of the walk from the new building to the campus crossroads?

- a. The walk from the third level through the link to the Mid Campus Center Crossroads is 10-12 minutes based on the pace walked.

14. Is there a process in place for surgeons who may need to get to the operating room quickly?

- a. Yes, we will have a protective services car staged near the building for expedient transport during regular business hours.

15. Will the laboratories be secure?

- a. Yes, public spaces are only on the first and part of the third level. Access to other floors will require approved badge entry, both for employees and visitors.

16. Is the building adjacent to transportation networks?

- a. Yes, the building is located midway between the Cortex and Medical Center Metro stops. Additionally, the building provides covered bicycle parking and will have a campus shuttle stop.

17. Does the building accommodate dry lab researchers?

- a. Yes, there is space within the building for computational and dry lab research teams. Additionally, ample office space is also included that will accommodate computational/dry lab staff within hybrid wet lab research teams.

18. What equipment will be provided by the project, and what equipment will the departments be expected to provide?

- a. The project will provide all fixed equipment (permanently attached and installed to the building infrastructure, i.e., fume hood). Departments are responsible for all specialty and lab equipment and supplies in their work areas.
- b. The relocation team working on activation and logistics for the project will also work closely with the departments on updating equipment inventory three times throughout the life of the project.

19. Data transfer speed is critical. What are the network plans for the facility? What do I need to do if I have a customized need for speed?

- a. 10GB will be provided to the building, and 1GB will be provided to the desktop. If there is equipment with a critical need for 10GB, the Theme Representatives will need to bring this to the project team's attention.

20. How will chemicals be stored in this facility?

- a. Chemicals will be held in biosafety cabinets on each floor, and provision of these cabinets is the responsibility of the departments.

21. How many seats are provided in the auditorium on the ground floor?

- a. The auditorium will provide up to 150 seats.

22. Will the clinical coordinators on my team have the privacy required to make phone calls to trial patients?

- a. Clinical coordinators are tentatively being planned at open workstations. During office/workstation assignments, it will be up to the Department and Theme Representatives to determine who needs privacy and if combining multiple clinical coordinators in an enclosed office is preferable.

23. If we want to merge themes or an investigator wants to change themes in the future, how do we accomplish this?

- a. Changes to occupancy will be reviewed 18 months before occupancy before the start of the relocation process, which will begin in July of 2023. Any exchange or reassignment of space would need to be vetted first by one's department chair, then presented with

supporting rationale to the full Core Advisory Committee, with final approval residing with the Dean.

24. How will space assignments be made once space has been occupied?

- a. The team will be working with the Core Advisory Committee (and their designees) beginning in early 2021 to establish a theme level process for space assignment.

25. Will there be a building manager in the new facility to track occupancy and support the themes?

- a. Yes, currently, Operations and Facilities are anticipating a full-time building manager to support the facility. This individual will support all general building support services, as well as space and occupancy reporting. The project team will work collaboratively with the Department Business Managers about this role, recruiting and building activation activities.

26. Will there be security staff in the facility?

- a. Yes, during the day, the lobby desk will be staffed by a concierge and in the evening by a security officer.

27. How does the freezer farm compare to the model in the Couch Building?

- a. The Couch Building metric is 1.5 ultra-low temperature (-80°C) allocated per PI+6 (1.0 within the lab support (LER) and 0.5 within the freezer farm). During the schematic design phase of the building, the planning and design team also benchmarked peer institutions (UCSF and Columbia University) and found this metric to be very similar. The NRB metric is the same: 1.5 ultra-low temperature (-80°C) allocated per PI+6 (1.0 within the lab support (LER) and 0.5 within the freezer farm).

28. Are sinks and eye wash stations required in the tissue culture rooms?

- a. Biosafety in Microbiological and Biomedical Laboratories (BMBL) requires a handwashing sink within the lab near the exit door of a BSL2 space. If the tissue culture rooms are internal to the labs, EHS has allowed the handwash sinks to be just outside the tissue culture room but still within the lab. If the tissue culture room opens to a hallway then you need to have the sink within the tissue culture room.

- b. Relatedly, there are requirements for eyewash stations that are more strict if corrosive chemicals are use. If that's the case, then the eyewash needs to be within the room because the ANSI standard does not allow the eyewash unit to be separated from the hazard by a door. BMBL is a little more flexible in that the eyewash just needs to be "readily available".
- c. EHS recommends keeping the sinks and eyewashes within the tissue culture rooms to allow maximum research flexibility and to keep the eyewashes as close to the hazard sources as possible.

29. Are there -20 walk in freezers in the new building?

- a. Labs will have their own -20s. There will not be any "walk-in" -20 freezers in the building.

30. Will the vertical vivarium cubicle rooms have adjustable lights?

- a. Yes, all of the testing rooms will have individual controls, including dimmer switches.

31. Will there be agreements to pay for maintenance of equipment even if a lab is not using the equipment as members of the floor/theme/building?

- a. Any fee for service arrangements in the facility related to equipment will be based on utilization and not occupancy of the building.

32. Will there be a staff person running the glasswash facility?

- a. The current concept is the facility will be staffed centrally (likely by the largest user) and set up as an auxillary so the work can be done for researchers at a cost. This will be vetted during pre-occupancy planning.

33. Are there autoclaves in the new building?

- a. There are two steam sterilizers (autoclaves) and four glasswasher/dryers in the central glass wash area. There will also be two sterilizers on each floor in the LER. The glass wash facility is a shared center and will likely be run b the largest user in the facility (norm), but the business model is pending. Autoclaves services will be built into the model for users if there is a need. More information will be available to occupants a year before occupancy.

34. What is the extent of emergency power being provided to the building?

- a. An emergency generator is being provided as part of the building infrastructure. This generator will have the capacity to support:
 - Emergency lighting for egress
 - Optional lighting that is maintained for building function; mainly in Vivarium spaces
 - Program loads on lab floors at 3W/sqft
 - Required HVAC equipment to support the Vivarium.

35. How is Sustainability being embedded into the project plan?

- a. [NRB Sustainability Update Presentation](#)

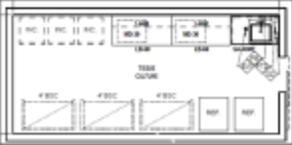
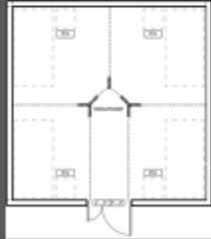
36. We have been told that support spaces are standardized – can you explain this?

- a. One of the primary project goals is to have flexible space and the certain support spaces have been standardized in an effort to provide long term space flexibility. Below is an exhibit of some of those spaces.

Space Use Flexibility

Flexibility promotes utility, prolongs need for renovation

- Prototypical lab configurations and lab support rooms
- Lab rigs use curtains and panelized systems enable successful collocation
- Standardized spaces in central and vertical vivarium for ease in use and reassignment, and increase flexibility of space



Large procedure room, isolation room, fume hood room, microscopy room, technology room, tissue culture room