Neuroscience Building Monthly Update – August 2020

Construction Documents Development
- A floor-by-floor tertiary review schedule has been developed by OFMD/Cannon Design to enable secondary design development blocking, equipment reviews with the floor, and theme leads in follow up to the initial review. All reviews through construction documents will be scheduled to be completed by October 2020. Reviews are in progress.
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  - The equipment planning team has met with the 3rd-8th floors and theme representatives for the validation and placement of major equipment. Additionally, they have met with theme representatives from floors 3-7 for office allocation reviews.
  - Project FAQ’s have been updated and will be distributed with agendas for each planning meeting to ensure continuity between meetings.
  - The building video is being updated to include a typical laboratory floor (October deliverable)
- A Neuro-Fabrication Task Team Planning Meeting occurred on August 14. The meeting was utilized to discuss planning options on the 2nd-floor space to accommodate equipment and adjacencies, the feedback was gathered, and a third meeting to finalize the design progress plan was scheduled for September to sign off.
- Exterior mockup planning continued, and a campus notification on location was distributed to key stakeholders.
- The development video of the NRB was completed for the building's exterior and public spaces.

Design Meetings Held This Month
- August 3 – August 7 – 6th-floor equipment validation meetings
- August 3 – MEPFP Bid Evaluation Review
- August 3 – Design Development Comments Log to date review
- August 3 – Specialty Laboratory Planning Update
- August 3 – Peer Review – Structural Steel
- August 4 – Design Assist Exterior
- August 5 – Lobby Curtain Wall Discussion
- August 5 – Bi-Weekly Sustainability Meeting
- August 5 – NRB Mock-up Samples
- August 6 – Garage Peer Review Comments
- August 6 - Owner/Contractor/Design Team weekly project meeting
- August 7 – Signage Opportunities & Input Process Discussion
- August 7 – Link Design Review
- August 7 – Financial Forecast
- August 10 – August 14 – 7th-floor equipment validation review meetings
August 10 – August 14 – 6th-floor office validation review meetings
August 11 – NRB Development Discussion
August 11 – August 12 – Design Assist Coordination Meetings
August 12 – NRB Bi-Weekly Internal Planning Meeting
August 12 – NRB Bi-Weekly Parking Garage Meeting
August 12 – Core Advisory Committee
August 13 – NRB SD & DD Comments Review
August 13 - Owner/Contractor/Design Team weekly project meeting
August 14 – NRB OFOI Responsibility Matrix Review
August 14 – NRB Schedule Update Meeting
August 14 – NRB Curtain Wall Follow Up Meeting
August 14 – NRB Neuro-Fabrication Task Team Planning Meeting
August 17-21 – NRB Equipment Placement Review Meetings (7th floor)
August 17 - NRB Link Security Design Review
August 17 – MEPFP Design Assist Alignment Process
August 17 – Bi-Monthly Chair Update with Dr. Milbrandt
August 17 – Lab Mock-Up Drawing Review
August 18 – Multi-Team Design Assist Coordination Meeting
August 18 - Design Assist Exterior
August 18 – Fire Protection Design Assist Coordination Meeting
August 18 – Bi-Monthly Chair Update Meeting Dr. Holtzman
August 18 – Low Voltage and Electrical Design Assist Coordination Meeting
August 19 – Mechanical, Piping, and HVAC Design Assist Coordination Meeting
August 19 – NRB Quarterly Update Meeting
August 19 – NRB Dock Area – Waste Coordination
August 19 – Lab Process and Piping Design Assist Coordination Meeting
August 20 – NRB Bi-Weekly Sustainability Meeting
August 20 – MBE/WBE Suppliers/Workforce
August 20 - Owner/Contractor/Design Team weekly project meeting
August 20 – Bid Package #6 Concrete Superstructure Peer Review
August 20 – Specialty Space Planning Update
August 24-28 – NRB Equipment Planning Review Meetings (7th & 8th Floor)
August 24 – Bi-Monthly Chair Update with Dr. Zipfel
August 25 – Bi-Monthly Chair Update with Dr. Avidan
August 25 – NRB Bi-Weekly Internal Planning Meeting
August 25 - Multi-Team Design Assist Coordination Meeting
August 25 – Fire Protection Design Assist Coordination Meeting
August 25 – Design Assist Schedule Planning
August 25 – Low Voltage and Electrical Design Assist Coordination Meeting
August 25 – NRB Specialty Space Planning Meeting
August 26 – Mechanical, Piping, and HVAC Design Assist Coordination Meeting
August 26 – NRB IT Needs
August 26 – Bi-Weekly Parking Garage Meeting
August 26 – Lab Process and Piping Design Assist Coordination Meeting
August 27 - Owner/Contractor/Design Team weekly project meeting
August 27 – WJE OPR Review
August 28 – Secondary floor meetings occurred to review outstanding floor and theme meeting questions from this past week

A Look Ahead
WUSM is working with Cannon Design to refine the initial design schedule and process for completion of the final construction documents related to the lab, architectural fit-out, and the Link system. The equipment planning process has been enhanced with representatives from WUSM working directly with the theme and lab manager representatives for each theme. Detailed MEP design-assist subcontractor meetings are ongoing, and a detailed process and schedule are under development with each sub as part of the completion of the final construction documents, anticipated to be November 2020. The design of the garage continues, and the Design Development estimate that was presented in August shows that element of the project is on track financially.

Building Construction
• August 1, 2020 – September 28, 2020 – Excavation and rock breaking of Elevator pit, Area b, and pier caps.
• August 1, 2020 – August 7, 2020 – Excavating for Steam Bore Pit
• August 1, 2020 – October 6, 2020 – Research Building Drilled Piers 94 drilled and 27 poured out of 106 total piers.
• August 1, 2020 – October 2020 – Forming and pouring footings in Area A
• August 1, 2020 – October 2020 – Forming and pouring walls and columns in Area A
• August 1, 2020 – September 11, 2020 – Excavating for Steam Bore Pit
• August 1, 2020 – August 14, 2020 – Trenching for underground plumbing in Area A
• August 17, 2020 – August 21, 2020 – Excavating tower crane two foundation
• August 17, 2020 – September 15, 2020 – Drilling Parking Garage piers
• August 24, 2020 – early September 2020 – Setting rebar and pouring for tower crane 2

Weather Days & Safety Incidents
• There have been no safety incidents on the project
• The project has experienced four weather days to date (12 are allotted in the schedule through the end of August)

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 during the month of August.

Construction Photos Week of August 1 – August 31, 2020

On-site construction photos 8/1 – 8/31

Enabling Projects Update

Newstead Ave. Street & Campus Mobility Improvements

Work Completed

- MetroLink Track Crossing Widening – The removal, regrading, and widening of the track crossing are complete.

Work in Progress

- Phase 6 - Road widening on Newstead Ave. just north of Duncan Ave. on the east side of the road on hold waiting on Ameren to repair their vault. Ameren's contractor Collins and Herman wi is expected to complete the replacement of the vault lid by 8/7/20 completion of work in the area to follow by Keeley.
- Phase 7 - Installation of a new pedestrian crosswalk on the east side of the Newstead and Forest Park intersection ongoing through the week of 8/10/20.
- Phase 8 - Installation of a new pedestrian crosswalk on the west side of the Newstead and Forest Park intersection – Work on the relocation of a fire hydrant in the median...
island began on the west side of Newstead at Forest Park, and work on the west side crosswalk will begin the week of 8/10/20 and continue through late August.

- Phase 9 – Newstead Street widening in front of 4444 Forest Park building is anticipated to start the week of 8/17/20, pending weather. The street widening is expected to continue through early October.
- Metrolink Track Crossing Widening - Signal work by METRO has begun and is anticipated to continue through November. Once all signal work is complete and the crossing functional, the new lane(s) of road widening can open. Keeley is to pave from the dedicated turn lane on Clayton Ave. to Duncan Ave. as soon as signals are operational.

Steam Line Enabling Project and Project Schedule

Steamline Phase 1:
- Corrigan started boring operations on the NRB site on 8/10/20.
- McCarthy finalized the shoring plan for the boring pit on the NRB site.
- The bore pit on the west side of Newstead was installed 7/27 to 8/7
- Corrigan working on completing boring on the NRB site by 9/11/2020
- Spire will upgrade the plastic gas line under Newstead due to its proximity to the new Steamline, timeline TBD

Steamline Phase 2:
- Issue RFP on 8/7/20
- Issued RFP on 8/21/20

Boiler Installation
- Boiler Delivery onsite 10/1/2020
- RFP for installation issued on 7/13/20; bids due on 8/7/2020
- Issue RFP on 8/7/20
- Issued RFP on 8/21/20
- The installation contract has been awarded to KAI

- Work continues on budget and schedule – no significant activities to report on enabling projects.

Other Project Resources

- 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
- Drone Video from August 17: Overall site Drone Video August 17