

Neuroscience Research Building

Frequently Asked Questions (FAQs)

November 2020

Orientation Presentation Link:

[NRB Project Orientation Presentation](#)

Project Number: 181478

Construction Manager: McCarthy

Architect: Cannon/Perkins & Will



TABLE OF CONTENTS

SECTION 1	BUILDING PROGRAM AND SPACE PLANNING	PAGES 1-4
SECTION 2	SPACE MANAGEMENT	PAGES 5-7
SECTION 3	DESIGN	PAGES 8-9
SECTION 4	SHARED RESEARCH AMENITIES	PAGE 10
SECTION 5	ECSS SPACES	PAGES 11-12
SECTION 6	CHEMICAL STORAGE	PAGE 13
SECTION 7	TECHNOLOGY AND UTILITIES	PAGES 14-15
SECTION 8	SECURITY	PAGE 16
SECTION 9	TRANSPORTATION	PAGE 17
SECTION 10	EQUIPMENT PLANNING	PAGE 18
SECTION 11	COVID-19	PAGE 19

SECTION 1 - BUILDING PROGRAM AND SPACE PLANNING

1. What is in the baseline program of the building as of April 14, 2020?

- a. The baseline program includes five and a half floors of wet and dry laboratory space with a vertical and central vivarium and shared specialty areas such as MRI and Zebrafish as well as various other core and centers. Also, there are shared break and conference room areas, a central auditorium, first-floor conference rooms, and a café planned on level three with seating and an exterior roof garden terrace. The baseline program currently includes +90 PI's from Neuroscience, Psychiatry, Neurosurgery, Neurology, Anesthesiology, as well as other departmental collaborators.

2. What is not included in the baseline program of the building as of April 14, 2020?

- a. Excluded from the baseline program is clinical/ambulatory space (patient care), clinical research, central cryogenic 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 in the groups relocating to the new building is cellular laboratory space and is not as efficient as open laboratory space. 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 teams' size and needs utilizing the new space guidelines.

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

• **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 the type of research theme from 191.5/FTE to 230 NASF/FTE. The Core Advisory Committee approved this variation in the planning of the Project in April 2020.
 - a. Space grows as the team (FTE) grows.
3. Labs are programmed at the team size when the revised Baseline Program was established – 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/floor 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 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/departamental core/center associated with the lab – this space has been programmed individually in addition to the above allocations.
 - a. IDDRC – Neuropathology

- b. IDDRC – Neurophysiology
 - c. Silk Center
 - d. Invivo Micro.
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.

• **The Neuroscience Research Building Metric for Rig/Rack Labs – revised in April, 2020**

- 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/floor 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 how well my current lab is utilized?

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

5. 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.

6. 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 due to this project and the new building shell space will support existing and new laboratories' growth.

7. Does the building accommodate dry lab researchers?

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

8. I have a research track faculty member in my lab that currently occupies an office. Will this staff member be assigned an office in the NRB? If not, what type of space and how much NASF will be allocated?

- a. Assignment of space may vary based on your role, please discuss your assignment with your Business Manager and or Department Chair.
-

SECTION 2 - SPACE MANGEMENT

- 1. The building was designed for theme-based research and was not to be individual or Department centric. How will space be managed?**
 - a. A strategic goal is to manage the flex and growth space in a collaborative model by theme/floor. The growth has been embedded at the PI and Department level, however, within the theme/floor and building, some PI growth may exceed, and other PI growth may not reach their planned target. The NRB space management process is recommended to be flexible and fluid to adapt to growth as it occurs within the baseline program.

 - 2. 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. They will also update the PI and FTE data again 18 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 project's life and make occupancy and space allocation decisions within the available baseline program

 - 3. 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 campus space for a strategic recruit, including in the NRB, the Departmental Head(s) 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.
-

4. 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.

5. 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 the vacated space to the Dean, and this space will be used to support 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.

6. If we want to merge themes or an investigator seeks to changes themes in the future, how do we accomplish this?

- a. Changes to occupancy will be reviewed in fall 2021 - 18 months before starting the relocation process, which will begin in July of 2023. Any exchange or reassignment of space would need to be vetted first by ones' department chair, then presented with supporting rationale to the full Core Advisory Committee, with final approval residing with the Dean.

7. Is there a waitlist to occupy the NRB?

- a. Currently, the baseline program is full, and all requests submitted would be on a waitlist for consideration for future space openings. There must be a demonstrated need for space and a scientific adjacency documented to benefit the campus to be placed on the waitlist. Any collaborator inclusion requires approval from the Dean.
- b. Due to the size of the current waitlist, as of September 2020, we are no longer taking any additional waitlist requests from collaborators.

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

- a. The team will be working with the Core Advisory Committee and the Associate Dean of Research beginning fall 2020 to establish a theme/floor level process for space management and assignment.

9. 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.

SECTION 3 - DESIGN

1. Are sinks and eyewash stations required in the tissue culture rooms?

- a. Biosafety in Microbiological and Biomedical Laboratories (BMBL) requires a handwashing sink within the lab near a BSL2 space exit door. If the tissue culture rooms are internal to the labs, EHS has allowed the hand wash sinks to be just outside the tissue culture room but still within the lab. If the tissue culture room opens to a hallway, you need a sink within the tissue culture room.
- b. Relatedly, there are requirements for eyewash stations that are stricter if corrosive chemicals are used. 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. Exceptions can be made with the approval of EHS after a PI chemical inventory review.

2. 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.

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

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

4. How is Sustainability being embedded in the project plan?

- a. [Sustainability Update Report July 2020](#)
- b. [Sustainability Update Report November 2020](#)

5. Will there be soundproofing between offices?

- a. The design team has retained an acoustical engineer to ensure the offices meet certain "sound transmission requirements."
- b. The offices have been designed utilizing multiple techniques to reduce sound transfer, including three layers of drywall, sound batt insulation, special sealants, door sweeps, and full height walls that terminate at the floor above, not just at the ceiling level.

6. 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 specific support spaces have been standardized 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

SECTION 4 - SHARED RESEARCH AMENITIES

1. Will there be agreements to pay for equipment maintenance 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.

2. Will a staff person be running the glass wash facility?

- a. The current concept is the facility will be staffed centrally (likely by the most extensive user) and set up as an auxiliary so the work can be done for researchers at a cost. This will be vetted during pre-occupancy planning with primary department business administrators

3. 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 building's schematic design phase, 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).

SECTION 5 - ECSS SPACES

1. How many conference rooms are available in the building?

a. There will be a combination of conference rooms and huddle rooms.

- Conference rooms vary in size throughout the building, but are designed to accommodate a wide variety of meeting styles. Large conference rooms are typically set up with reconfigurable training tables and can accommodate anywhere from 18 to 46 people, depending on the conference room. Small and medium conference rooms in the building can accommodate anywhere from 4-10 people around one shared table. All large and medium conference rooms will be outfitted with A/V conferencing equipment and marker boards. Small conference rooms will have marker boards only.

- **Conference Rooms**

- Floor 01- two rooms
- Floor 03- four rooms
- Floor 06- three rooms
- Floor 07- two rooms
- Floor 08- three rooms
- Floor 09- two rooms
- Floor 10- two rooms

- Huddle Rooms are designed to be more casual, flexible and collaborative touch-down meeting spaces and can accommodate from 4-8 people in small furniture groupings. All huddle rooms will be equipped with marker boards, and many will be outfitted with A/V conferencing equipment.

- **Huddle Rooms**

- Floor 03- two rooms
- Floor 06- four rooms
- Floor 07- three rooms
- Floor 08- four rooms
- Floor 09- four rooms
- Floor 10- two rooms

2. How will the conference rooms be managed?

- a. Conference rooms will be centrally managed through an online reservation system with ECSS at <https://meet.wustl.edu/Huddle> rooms will also be on the reservation system and available for use by all building occupants.

3. How many seats are provided in the auditorium on L01?

- a. The auditorium will provide up to 150 possible seats with chairs.
-

SECTION 6 - CHEMICAL STORAGE

1. How will chemicals be stored in this facility?

- a. Chemicals will be held in shared biosafety cabinets on each floor, and the provision of these cabinets is the Department's responsibility.
- b. EH&S website: <https://ehs.wustl.edu/>

2. Is there a standard practice for keeping each PI's chemical inventory separate from others in a shared cabinet?

- a. EH&S advised PIs can share chemical storage space to the cabinet shelf level as long as the location in the inventory is tracked to this level of detail accurately.
- b. EH&S website: <https://ehs.wustl.edu/>

3. Can labs share chemicals?

- a. Labs within the same Department can share chemicals. EH&S's inventory system is set up to transfer inventory from one lab to another within the same Department. If labs across departments want to move inventory, EH&S will need to be engaged by the specific labs/departments.
- b. EH&S website: <https://ehs.wustl.edu/>

SECTION 7 - TECHNOLOGY AND UTILITIES

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

 - 2. Will there be Wireless in the new facility?**
 - a. Yes, a robust wireless network will be available throughout the facility with all the WashU and BJC IDs.

 - 3. What Cellular Service will be in the new facility?**
 - a. There will be a multi-carrier in building Distributed Antennae System (DAS) Cellular system, which is a TFC led initiative.

 - 4. Will VoIP phones be used?**
 - a. Yes, VoIP phones will be used in the new facility, which is a TFC led initiative.

 - 5. Will the Planning and Design Team work with labs on allocating the emergency power of 3 watts per SF?**
 - a. [Emergency-Power-Guidelines.pdf](#)

 - 6. 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
- Telecom Rooms

SECTION 8 - SECURITY

1. 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.

2. 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.

SECTION 9 - TRANSPORTATION

- 1. What is the length of the walk from the new building to the campus crossroads?**
 - a. The walk from the third level to the Mid Campus Center Crossroads is 10-12 minutes based on the pace walked.

 - 2. 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 practical transport during regular business hours.

 - 3. Is the building adjacent to transportation networks?**
 - a. Yes, the building is located midway between the Cortex and Medical Center Metro stops. Additionally, the facility provides covered bicycle parking and will have a campus shuttle stop.
-

SECTION 10 - EQUIPMENT PLANNING

1. **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.

2. **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 project's life.
 - c. Dr. Lodge will be leading a committee to discuss future equipment planning management and new equipment funding as part of the activation planning process.

SECTION 11 - COVID-19

COVID –19:

1. COVID-19 Frequently Asked Questions:

- <https://coronavirus.med.wustl.edu/>
- <https://coronavirus.med.wustl.edu/research/>
- <https://facilities.med.wustl.edu/security/emergency-management/covid-19/>
- <https://emergency.wustl.edu/coronavirus-disease-covid-19/>