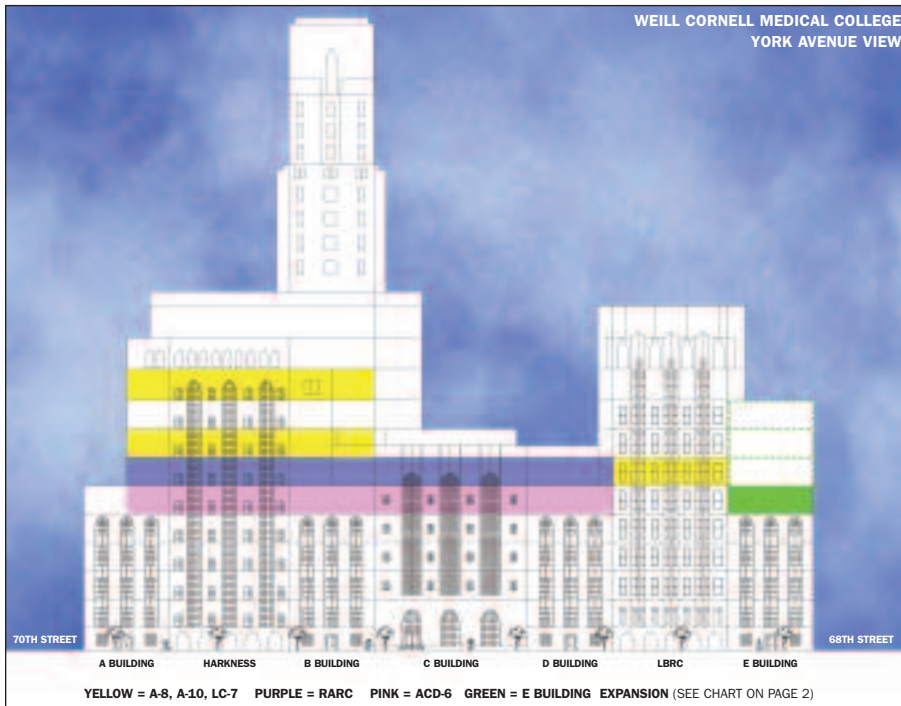


Tearing Down Walls, Building Up Research



LITTLE MORE THAN A YEAR AND A HALF since the inception of the major upgrade projects, the Medical College is set to begin construction. These projects, unprecedented in size and scope, will consolidate and rationalize a major part of the Medical College's research space in the A, C, D, and E Buildings on York Avenue. Encompassing nearly 94,000 square feet of new and renovated space, the major upgrade projects are being coordinated to minimize their impact on the Weill Cornell community. Included in this first phase of consolidating and renovating laboratory and office space for a number of departments will be a three-story addition on top of the E Building—scheduled to house RARC offices and neurology, pharmacology, pediatrics, and dermatology research space.

“Major upgrade projects describe a number of projects that, while separate

and unrelated, are occurring simultaneously and adjacent to each other,” says William H. Cunningham, AIA, Director, Division of Facilities Development, Weill Cornell Medical College. “This gives us the opportunity to coordinate their design and construction so as to carry them out as efficiently as possible and limit dis-

ruption and inconvenience to the extent that we can.”

Planning the relocation logistics of the major upgrade projects is a major project in and of itself. “People must be moved in a particular order,” explains Carol Karasek, AIA, principal at Karlsberger Architecture who is heading the Department of Surgery and Stem Cell Derivation Unit projects that involve the renovation of about 13,200 square feet of space on A-10, A-8 and LC-7. “The major upgrade projects involve the relocations of some nine major departments, requiring 12 or 13 moves to get them all resituated.”

“We aligned all of the timelines so that most of the projects could proceed in sequence,” says John McSwieney, AIA, project manager and a principal in the firm of CUH2A, designers of the renovation of the 23,500-square-foot RARC facility. “AKF Engineering knows the infrastructure quite well and that knowledge was critical in the layout of spaces and also in determining how to phase it. The game plan was to minimize interruptions while proceeding in ways that make the most economical sense.”

For example, the space for hematology/oncology, pathology and cardiothoracic

E Building Expansion

The E Building, the southern-most of the original buildings on campus, built around 1930, is adding about 14,000 square feet of space on three new floors, the only new construction among the major upgrade projects. Construction is set to begin within the next two months and be completed one year later. Currently, neurology, the affected department on E-6, has relocated to swing space.



E BUILDING WITH RENDERING OF ROOFTOP ADDITION

surgery will be renovated simultaneously with the first phase of RARC because they occupy the sixth and seventh floors. “Since the departments will be right on top of each other, the services for the seventh floor project come down through the ceiling of the sixth floor,” notes Mr. Cunningham. “Therefore, it makes sense to do them concurrently.”

RARC and ACD-6

Relocations will soon begin for major renovations on the sixth (ACD-6) and seventh (RARC) floors of the A, C, and D Buildings. Pre-construction—such as asbestos abatement and selective demolition—is expected to begin shortly, with construction starting in earnest in March.

The transformation of the entire sixth floor—from the A Building to the D Building—will create about 23,000 square feet of dedicated laboratory and support space for the Arthur and Rochelle Belfer Family Institute of Hematology and Medical Oncology, the Lehman Brothers Lung Cancer Research Center, and the Department of Pathology’s Center for Vascular Biology. While all the departments will have their own space, they will also share common facilities including conference rooms. “At the end of this process, we will have researchers grouped together who have interrelated goals,” notes Barbara Hempstead, M.D., Ph.D., Co-Chief of Hematology/Oncology. “We write grants together, have weekly meetings among principal investigators

and laboratory members, and we co-publish. It’s a nice situation in that it is interactive and collaborative in nature.”

Despite the inconvenience of packing up and moving into swing space until renovations are completed, Dr. Hempstead



COMPUTER RENDERING OF A NEW LAB IN THE E BUILDING

COURTESY OF MITCHELL/GIURGOLA ARCHITECTS

eagerly anticipates their future quarters. “Clearly there is a huge gain when you come back to freshly renovated space that is now 21st century,” she says. “By starting afresh, you can utilize the space in a more rational manner, with larger, more open labs that foster collegial interactions. You also want to maximally use the lab space at any one given time. There are ebbs and flows in every investigator’s research endeavors, and having an open format allows modest expansions or contractions based on each researcher’s need at a particular point in time.”

According to Carol Loewenson, AIA, partner-in-charge with Mitchell/Giurgola Architects—the architects for ACD-6 and the E Building expansion—faculty are playing a key role in designing their

laboratories, ensuring that lab benches are customized to the requirements of their research. “Our goal is to create functional and collaborative work environments,” says Ms. Loewenson. With more research involving computer modeling, the new labs also require higher capacity sources of power and tremendous amounts of air conditioning. The ACD-6 project is expected to be completed June 2007.

The RARC renovations on the seventh floor of the A-D Buildings will be accomplished in two phases, with the first phase scheduled for completion by the end of 2006 and the second phase by August 2007.

Stem Cell Derivation Unit

The next phase of the stem cell facility, to be located on A-8, is the construction of a 1,900-square-foot Tri-Institutional core facility that will serve Weill Cornell, Rockefeller University and Sloan-Kettering Institute faculty. The facility will have an enhanced clean environment and special hoods required for stem cell research.

Future Phases

All the major upgrade projects starting construction in the first half of 2006 are slated to be completed by the end of 2007. Other projects being considered for future phases are the laboratories and support spaces for the Department of Surgery on LC-7, Department of Ophthalmology relocation to E-3, renovation of A-9 for the Department of Urology, renovation of lecture room A-950, and the renovation of the third floor of the Hamad bin Khalifa (S) Building. •

Major Upgrade Projects at a Glance

LOCATION	DEPARTMENT	SQUARE FOOTAGE	VACATE DATE	ESTIMATED CONSTRUCTION START	ESTIMATED CONSTRUCTION COMPLETION	REOCCUPANCY DATE
A-8 to A-10	SURGERY	6,800	March 06	Spring 06	Fall 06	Fall 06
A-8	STEM CELL DERIVATION UNIT	1,900	March 06	Spring 06	Fall 06	Winter 07
A-7, B-7	RARC PHASE 1	23,500	November 05	Spring 06	Fall 06	Fall 06
C-7, D-7	RARC PHASE 2	Included above	December 06	Winter 07	Fall 07	Fall 07
A-6, C-6, D-6	HEMATOLOGY-ONCOLOGY/ PATHOLOGY/CT SURGERY	27,900	January 06	Spring 06	Summer 07	Summer 07
LC-7	SURGERY	6,400	December 06	Winter 07	Fall 07	Fall 07
E-6, E-7, E-8, E-9	NEUROLOGY-RARC-PHARMACOLOGY- PEDIATRICS-DERMATOLOGY	14,000	November 05	Winter 06	Winter 07	Winter 07
S-3	RARC	6,400	January 07	Spring 07	Fall 07	Winter 07