



Facilities Presentation to the Clinical Center Research Hospital Board (CCRHB)

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May 23, 2025



Agenda

- C109701, C109866, & C116582: Outpatient Exam Room Refresh
- C116339 - Building 10 Courtyard Drainage
- C109709 Post-Anesthesia Care Unit (PACU) & Pre-Op Renovation
- C109075, C112756 Nurse Station Upgrades
- C105559 Pharmacy and Permanent Intravenous Admixture Unit (P-IVAU) Renovation
- C100883 Radiopharmacy and Cell Labeling Facility
- C100663 12E Cell Processing
- C103157 Surgery, Radiology and Laboratory Medicine (SRLM) Building
- C106418 Electrical Switching Station and Emergency Generators
- Summary



C109701, C109866, & C116582 Outpatient Exam Room Refresh



Identified Risk/Impact: The exam rooms have not been renovated since they were built. We are closing 4 rooms at a time on each floor for a period of about two months.

Project Benefit / Risk Mitigation Strategy: Drastically improved spaces for outpatient exam rooms. Project includes new infection control sinks.

Funding Status: Funded

OP 7 & 9: Completed

OP 3 & 8 Schedule Status:

- August 2022 – Project Awarded
- May 2024 – Design Completed
- June 2026 – Project Completion

OP 12 & 13 Schedule Status:

- May 2024– Project Awarded
- January 2025 – Design Completed
- January 2027 – Project Completion





Outpatient Exam Room Refresh

C109701 – 7 & 9

C109866 – 3 & 8

C116582 – 12 & 13

7th Floor

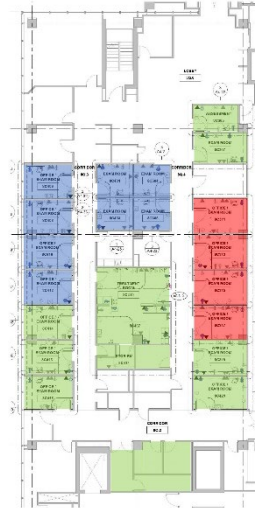
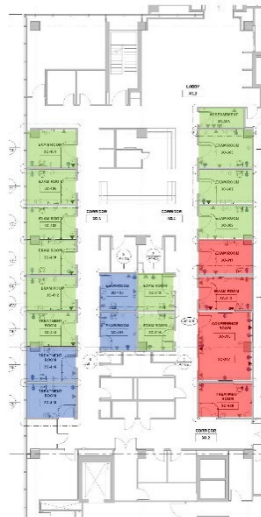
9th Floor

3rd Floor

8th Floor

12th Floor

13th Floor



100% Complete:
43 Rooms Completed

~40% Complete:
12 Rooms Completed
8 Rooms in Construction
22 Rooms in Future Phases

0% Complete:
0 Rooms Completed
0 Rooms in Construction
35 Rooms in Future Phases

C116339 - Building 10 Courtyard Drainage



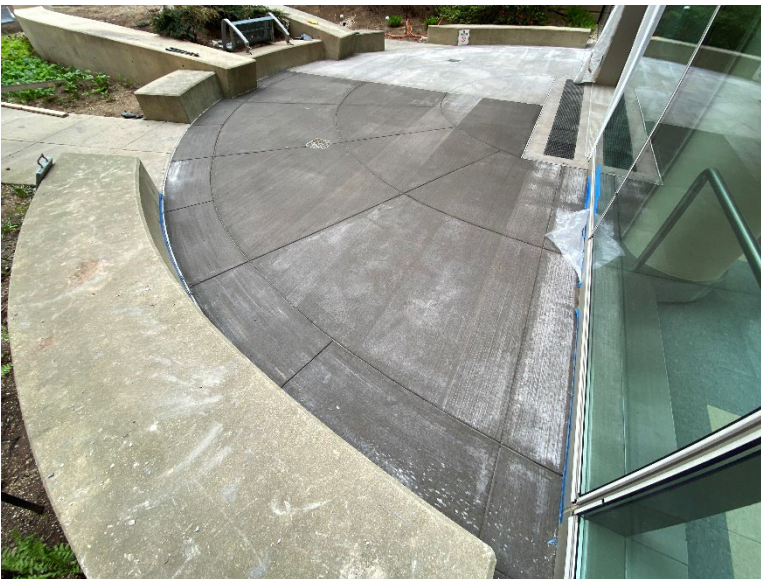
Identified Risk/Impact: The existing drainage system cannot handle the rain with the leaves and mulch in the courtyards.

Project Benefit / Risk Mitigation Strategy: Drastically improved drainage. Project includes new and larger drains and additional trench drain to prevent water infiltration into building.

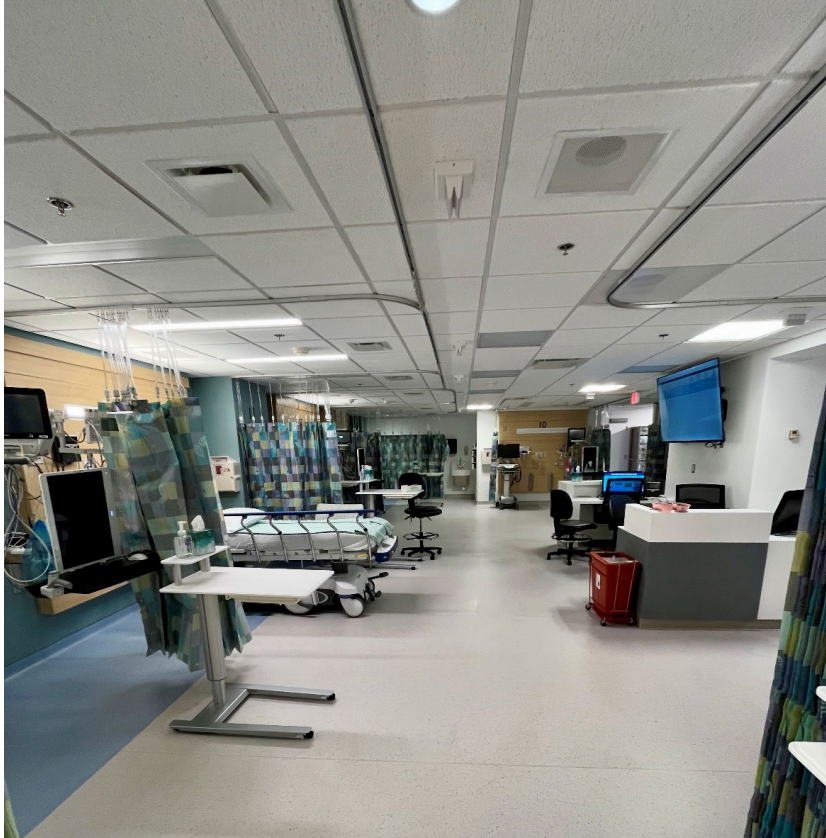
Funding Status: Funded

Project Status:

- May 2024 – Project Awarded
- November 2024 – Design Completed
- December 2024 – East Side Start
- June 2025 – West Side Start
- September 2025 – Project Completion



C109709 Post-Anesthesia Care Unit (PACU) & Pre-Op Renovation



Completed PACU space

Identified Risk/ Impact: Insufficient operational program space.

Project Benefit : Sustainability of surgery program.

Funding Status: Funded

Schedule Status:

- ✓ Phase 1 - Relocate pre-anesthesia clinic – completed.
- ✓ Phase 2 – Renovate & Relocate existing waiting room to pre-anesthesia clinic space.- completed
- ✓ Phase 3 - Expand pre/post anesthesia space into existing waiting room space.- completed
- ✓ Phase 4 – Misc. improvements to existing PACU space.- completed

Highlights :

- ✓ Doubled the capacity of DPM from 6 PACU beds to 12 beds.
- ✓ All the life saving equipment connected to the headboard of the newly installed 6 beds will receive uninterrupted power which is crucial in supporting the pre & post operative care of the patient.



C109075, C112756 Nurse Station Upgrades

Identified Risk/Impact: Upgrade aging nurse station workspace to improve patient care efficiency.

C109075: Renovated 16 workstations on 3NE, 3NW, 3SE-N, 3SE-S, IMC

C112756: Renovated 7 workstations on 3SE-S, ICU-1, ICU-2, PVCS

Schedule Status:

- ✓ C109075 – Completed by 5/1/2024.
- ✓ C112756 – Completed by 3/26/2025.

Outcomes: New acrylic solid surface casework that is durable, seamless, nonporous, microbial-resistant, and bleach cleanable for hygiene and health focused environments.
New countertops with integrated wire management trough.
New code compliant hospital grade electrical outlets.
New walls painted with Zero-VOC interior acrylic paint.
New LED lights with occupancy sensors to minimize energy consumption.



C105559 Pharmacy and Permanent Intravenous Admixture Unit (P-IVAU) Renovation



Compounding Room with Biosafety Cabinet



Compounding Room with Isolator

Identified Risk/Impact: Interim IVAU is only temporary, it is inadequate in size and there is no backup plan in case of a facility emergency. P-IVAU Renovation includes a new penthouse to house dedicated air handling equipment.

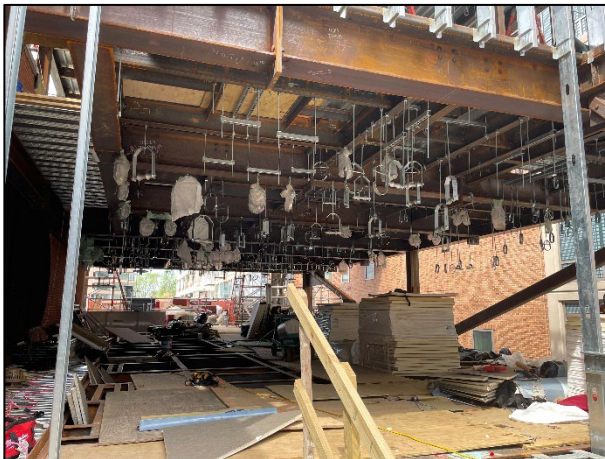
Project Benefit / Risk Mitigation Strategy: Improved safety and compliance.

Funding Status: Funded

Schedule Status:

- December 2020: Design-Build contract awarded to DPR Construction September 2019; demolition completed July 2020; final design completed December 2020.
- May 2022: The new Pharmacy Inpatient and Outpatient areas completed February 2022. Pharmacy began operations in May 2022.
- July 2022: The new IVAU reached construction completion and began commissioning.
- June 2023: Decision made to replace all 24 Pass-Through Units (PTUs), causing project delay of 10 months.
- July 2024: 2nd HVAC System IOQ (Installation & Operation Qualification), required by PTU replacement, approved.
- September 2024: Air Visualization Studies Report approved.
- November 2024: SPHA Approval
- January 2025: MER Turnover to DFOM; completion of eyewash safety upgrade recommended by EOC Inspection (October 2024).
- March 2025: Resolution of AHU Freeze Stat trips/Exhaust Fan lock-outs
- April 2025: Successful development, deployment, and testing of Control Code for USP <800> (USP Standards for the Safe Handling of Hazardous Drug) to comply with USP differential pressure requirements and Joint Commission accreditation standards.
- May 2025: P-IVAU Turnover & subsequent
- August 2025: Completion of Environmental Monitoring Performance Qualification (EMPQ)

C100883 Radiopharmacy and Cell Labeling Facility



Identified Risk/Impact: Provide compliant program space for both radiopharmacy and cell labeling work. Includes new mechanical penthouse on roof.

Project Benefit / Risk Mitigation Strategy: : Improved patient safety and regulatory compliance by providing clean rooms for both Radiopharmacy activities and biologics radiolabeling and associated spaces. Includes new redundant and dedicated mechanical systems in a new penthouse, serving the new Radiopharmacy Lab and the existing Sterility Lab.

Funding Status: Funded in Fiscal Year 2023 - 2025.

Schedule Status:

- February 2023: Completion of design.
- September 2023: Construction contract awarded.
- December 2023: Construction mobilization
- *May 2026: Construction anticipated to complete.*

Photos of Penthouse Construction



C100663 12E Cell Processing



Identified Risk/Impact: Outdated and inadequate facilities, negatively impacting mission accomplishment.

Project Benefit / Risk Mitigation Strategy: Renovated and modernized facilities to support cutting edge research.

Funding Status: Funded

Schedule Status:

- May 2024: Substantial Completion of Construction
- December 2025: Turnover to Owner after Commissioning, Qualification and Validation (CQV)



C103157 Surgery, Radiology and Laboratory Medicine (SRLM) Building, including Catheterization Lab and Interventional Radiology 1



Looking from north to south



Looking from west to east

Identified Risk/Impact: Clinical Center Departments of Perioperative Medicine, Laboratory Medicine, Radiology and Imaging Sciences, and the NHLBI Cardiac Catheterization Program are housed in 1980-era obsolete space with mechanical, electrical, and plumbing infrastructure that cannot be economically upgraded. Leaks and floods occur regularly in the existing space.

Project Benefit / Risk Mitigation Strategy: Safe, compliant, maintainable, and flexible facilities to support cutting-edge research and optimal patient care.

Funding Status: Design-Build contract for new addition and renovation is funded and awarded.

Schedule Status:

- March 2022: Design-Build Contract for the new addition and renovation was awarded.
- July 2028: Renovation scheduled completion date.



C103157 Surgery, Radiology and Laboratory Medicine (SRLM) Building, including Catheterization Lab and Interventional Radiology 2

- ✓ **Phase 0:** Preparatory site logistics, closure of Center Drive gate at Old Georgetown Road, new Temporary Vehicle Inspection Facility, new Driveway for Northwest Childcare Center, ACRF Garage preparations.
- ✓ **Phase 1: Site utilities, excavation including partial ACRF Garage demolition and utility tunnel demolition, SOE, foundation, etc.)**
- **Phase 2: New addition**
 - Change orders requested by the ICs were reviewed and approved by the ESC and are in various stages of being awarded to the contractor.
 - Façade scheduled to be relatively weather tight by fall 2025.
 - Construction scheduled for completion **December** 2026.
- **Phase 3 & 4:** Relocation of NCI labs into the SRLM & clearance of West Lab Wing for Phase 5
- **Phase 5:** Renovation of West Lab Wing
 - Complete by **October** 2028



C103157 Surgery, Radiology and Laboratory Medicine (SRLM) Building



Utility Vault
will house new
Emergency
Generators for
CRC and
SRLM

Roofing
started

Existing
Emergency
Generators for
CRC and
SRLM

West Lab
Wing

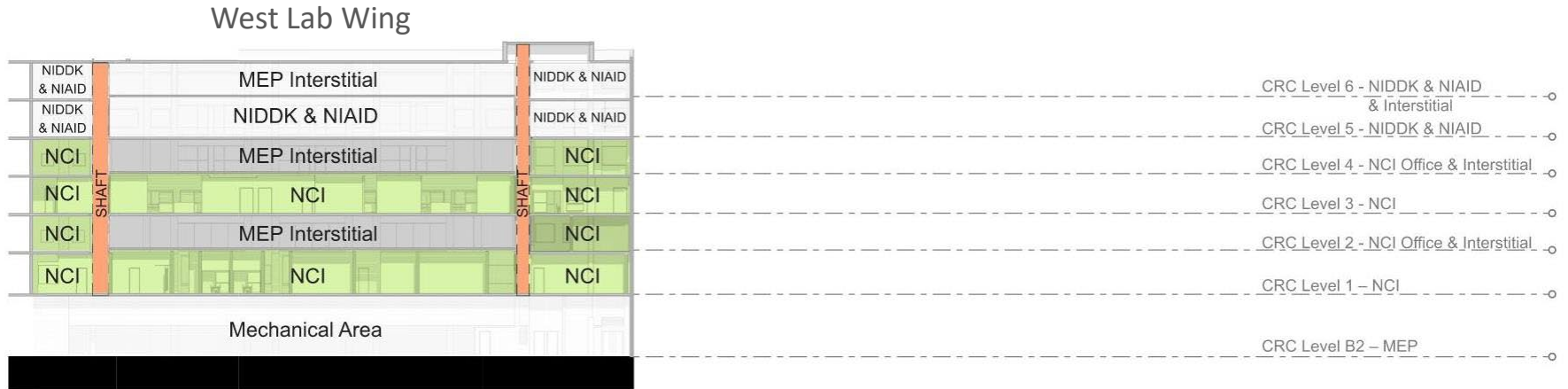
Façade
panel
installation
started

May 5, 2025



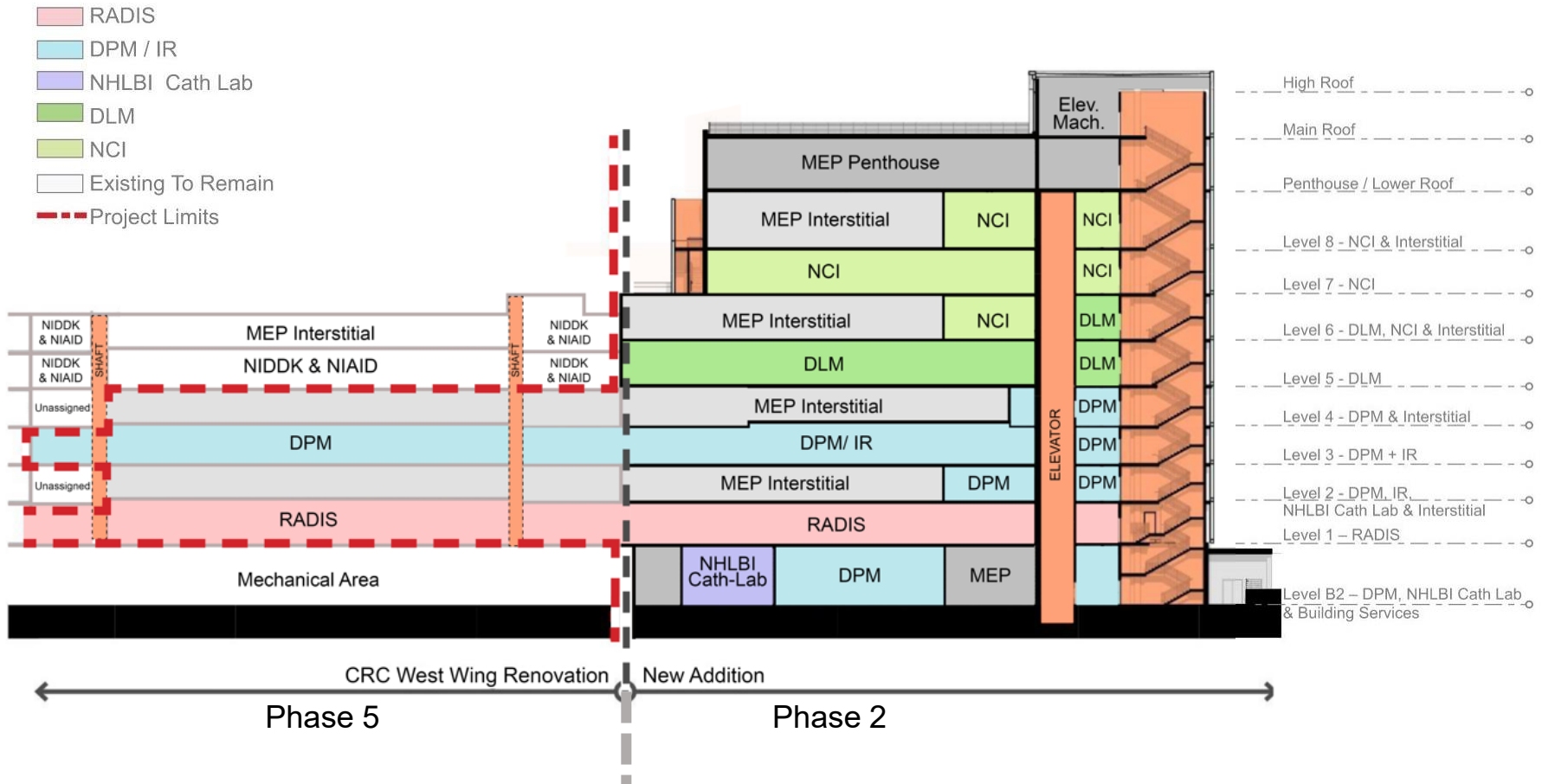
CRC West Lab Wing – Existing Conditions (View from North Toward South)

- NCI
- Existing To Remain





SRLM Future Conditions (View from North Toward South)





SRLM Progress Photo 1



May 5, 2025 Photo Taken by Drone

SRLM Progress Photo 2



Precast
façade
installation
underway

May 5, 2025 Photo Taken by Drone



SRLM Progress Photo 3



May 12, 2025 Photo



SRLM Exterior Rendering of South Mechanical Tower





SRLM Progress Photo



May 13, 2025 Photo



Exterior Rendering of West Façade



March 24, 2025

C106418 Electrical Switching Station and Emergency Generators



Identified Risk/Impact: The electrical infrastructure serving the Building 10 Complex is in poor condition and is inadequate in capacity to serve the SRLM.

Project Benefit / Risk Mitigation Strategy: Improved reliability and capacity of electrical equipment.

Funding Status: Design-Bid-Build contract is funded and awarded.

Schedule Status:

- September 2022: Design-Bid-Build contract awarded
- December 2025: Scheduled completion date



Summary

- NIH is investing heavily in facilities projects that include general improvements to the environment of care, such as:
 - Outpatient Exam Rooms
 - Nurse Stations
 - Building Drainage
 - Electrical Infrastructure
- NIH is also investing in facilities projects that support specialized capabilities that enable NIH to develop novel diagnostics, therapies and cures, such as:
 - Radiopharmacy
 - Cell and Gene Therapy
 - Surgery, Radiology, and Laboratory Medicine
- Strong and visible progress has been made since our last meeting.
- Thanks for your support!!!