



**US Army Corps
of Engineers®**
New York District

BRAC 133 Office Complex

Program Manager: Sean Wachutka
Chief, Project Development: Joanne Hensley
Sr. Construction Manager: Daniel P. Ward

Contract Information

Contract #: DACA 31-7-09-0067
Construction Manager: USACE
Designers: HKS, WBA, Studios
Contractor: Duke Realty with Clark Construction
Award Date: 25 November 2008
NTP Date: 25 November 2008
Completion: 15 September 2011
Duration: 1,024 Days
Delivery Method (s): (DB) Design Build/(BTS) Build to Suit
Funding Source: BRAC 133 FY 08, 09,10,11

Key Features

Buildings

- 2 Interconnected Office Towers
- 1.75 Million GSF of office space
- Accommodates 6,409 Personnel

Location

- I-395 & Seminary Road in Alexandria, VA
- Minutes from Pentagon & Washington DC

Security

- Surrounded by clear zones & fenced perimeter
- Secure vehicle check-in stations
- Separate Remote Inspection & Delivery Facilities
- Minutes from Pentagon & Washington DC

Transportation

- 3750 Parking Spaces
- Transportation Center with access to Metro Bus, DASH Bus & WHS Shuttle

Special Features

- LEED—Pursuing LEED Gold
- “Smart-Wall” Tenant Planning System
- Surrounded by 44-Acre Winkler Botanical Preserve



Map Current as of
July 19, 2010

Prepared By:
Claudia Miranda



**US Army Corps
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BRAC 133

**7-19-2010
Day 423**

AT A GLANCE

Design

Scheduled: 100% Actual: 100%

Construction

Scheduled 50%: Actual: 50%
Workforce: Duke: 1100 Workers on Site

Man Hours: Duke/Clark reporting over 1,600,000 + man hours to date
Estimate 3,000,000 man hours by end of project

Project Activities:

- a. **Concrete:** Placed 65,520 cu yds of foundation footer, walls, columns, slabs, and elevated slab to date with 45,647 cu yds in the towers and 19,873 cu yds in the RDF/North & South Garages.
- b. **Structural Steel:** Continuing on final welding and inspection at the Penthouse Level ET/WT. ET continues "Eyebrow" steel installation at 99.9% and WT at 98%.
- c. **Mechanical:** [Overhead inserts, sleeves, and hangers] ET L17: 60%. L16: 67%. L15: 99.9%. ET Roof Mech: Installing Pipe for cooling towers 91%. ET L15: 60%. L14: 66%. L13: 89%.
- d. **Electrical:** ET L15-L17 rough-in 72%. Conduit installation B2-L16 89%. Cable tray installation B2-L15: 89%. WT L13-L15 rough-in: 71%. B3-L13 Conduit installation 89%. Cable tray installation B3-L12: 89%.
- e. **Precast Operations:** North Garage: 19% complete. South Garage: 52%.
- f. **Drywall:** Drywall complete through 8th Floor ET and through 5th floor WT.
- g. **Spray-Foam Operations:** Complete through the 11th Floor ET and the 8th Floor WT.
- h. **Design:** 1) Electrical/tower drawings: WHS has new electrical/IT pathway requirements that will be captured now as a change. Proceeding with the upper floors and will finish up by the end of next week with all floors. 2) Auditorium: Meeting scheduled to discuss the structural/architectural revisions to accommodate the IT/AV systems (speakers, cameras, additional screens). 3) Turnstiles at pedestrian bridge are still being reviewed.
- i. **Design Bulletins:** Bulletins 86, 87 (signage) 88 (VCC/NPS and misc) & 89 in for review.
- j. **Electronic Security System [ESS]:** Meeting for ESS was held to transition the lead to construction team.
- k. **Transportation Management Plan [TMP]:** Met with Arlington County by conference call and forwarded the TMP for comments. A meeting with the BRAC advisory group is scheduled for 21 July.
- l. **Furniture, Fixtures and Equipment [FFE]:** USACE has approval of the Source Selection Plan and the Acquisition Plan. The IPO is working with contracting to insure that we have the RFP package ready to upload to eBuy by 26 July. Meeting with PFPA to address strategies to procure their security equipment for the facility. CID package review continues all next week.
- m. **Utilities and Easements:** Working with NAB Real Estate Council to get the easements and utility agreements in place. Electrical and Water hookups are the next that need to be finalized.

Key Upcoming Events

- 07/20/2010:** Principals Meeting
- 07/23/2010:** Preliminary NCPC meeting
- 07/29/2010:** Farewell party for Vickie McKay and 2 summer hires.
- 08/11/2010:** Meeting with City to discuss art at the Transportation Center
- 08/12/2010:** Day 400 event

Live Update

<http://oxblue.com/pro/open/clarkconstruction/WHS>

Current Photos (USACE only)

<L:\BRAC 133\009-BRAC 133 - Job Site Photos\BRAC 133 Progress Photos - Aerials\07-19-10>

BRAC Photos by the Belvoir Integration Office

<http://www.flickr.com/photos/belvoirphotos/>