



**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

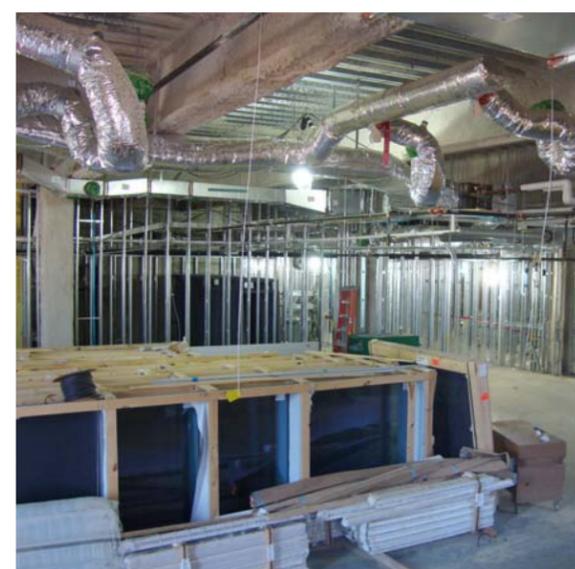
#### Special Features

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



Map Current as of  
July 26, 2010

Prepared By:  
Claudia Miranda



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# BRAC 133

**7-26-2010  
Day 416**

## 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 65,932 cu yds of foundation footer, walls, columns, slabs, and elevated slab to date with 45,947 cu yds in the towers and 20,285 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 99%.
- c. **Mechanical:** [Overhead inserts, sleeves, and hangers] ET L17: 62%. L16: 68% L15: 99.9%. ET Roof Mech: Installing Pipe for cooling towers 92%. WT L15:61%. L14:67%. L13: 90%.
- d. **Main Ductwork:** ET L4-L6: 99.8%. L7-L10: 97.5%. L11: 77%. L12: 51%. L13 & 14: 40%. WT L4-L6: 98%. L7: 91%. L8: 91%. L9 & L10: 70%. L11: 54%. L12: 41%.
- e. **Electrical:** ET L15-L17 rough-in 73%. Conduit installation: B2-L16 90%. Cable tray installation B2-L15: 90%. WT L13-L15 rough-in: 73%. Conduit installation B3-L13 90%. Cable tray installation B3-L12: 90%.
- f. **Precast Operations:** North Garage: 29%. South Garage: 56%
- g. **Drywall:** Drywall complete through 9th Floor ET and through 6th floor WT.
- h. **Spray-Foam Operations:** Complete through the 12th Floor ET and the 9th Floor WT.
- i. **Design:** Current issues include: resolution of canopy access; water line at SPS/WT; auditorium changes based on AV requirements (speaker & camera locations); and revision of lights.
- j. **Design Bulletins:** Significant reviews of AVB (active vehicle barriers) submittals. Bulletin 87 & 88 comments were returned and bulletins 89 & 90 (general revisions) are in for review. LEED Signage package in for review. Working with the OPFM regarding outstanding Life Safety issues.
- k. **Electronic Security System [ESS]:** Buland Mahmood from Huntsville District is here this week to provide guidance to the QA team on ESS.
- l. **Transportation Management Plan [TMP]:** On Tuesday evening we met with the BRAC advisory group. City of Alexandria has agreed to support the TMP based on some revisions. The AE is finalizing the NCPD submittal.
- m. **Furniture, Fixtures and Equipment [FFE]:** Package 5 drawings and specifications were delivered and are being reviewed. We are working with HKS to provide a link through HKS to all documents to upload to eBuy.
- n. **2010 GreenGov Presidential Award:** IAW the exec order 13514 on Federal Leadership in Environmental, Energy and Economic Performance, preparing a nomination for the Lean, Clean, and Green Award.

### Key Upcoming Events

- 07/26/2010:** FFE package to Contracting
- 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/WH5>

### Current Photos (USACE only)

<L:\BRAC 133\009-BRAC 133 - Job Site Photos\BRAC 133 Progress Photos - Aerials\07-26-10>

### BRAC Photos by the Belvoir Integration Office

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