



**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

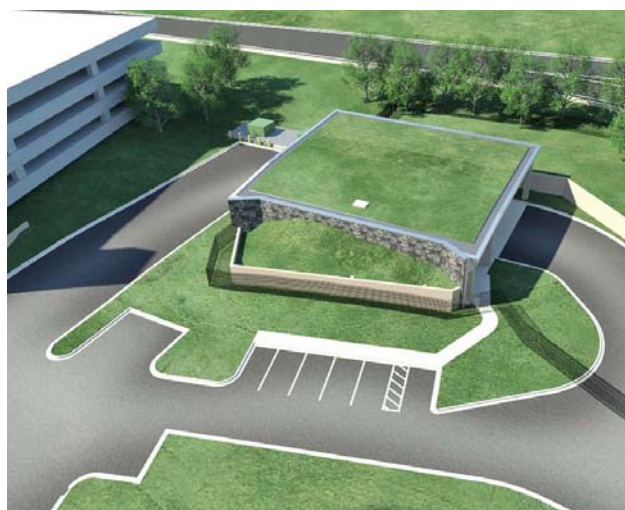
- Surrounded by clear zones & fenced perimeter
- Secure vehicle check-in stations
- Separate Remote Inspection & Delivery Facilities
- Minutes from Pentagon & Washington DC

### Transportation

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

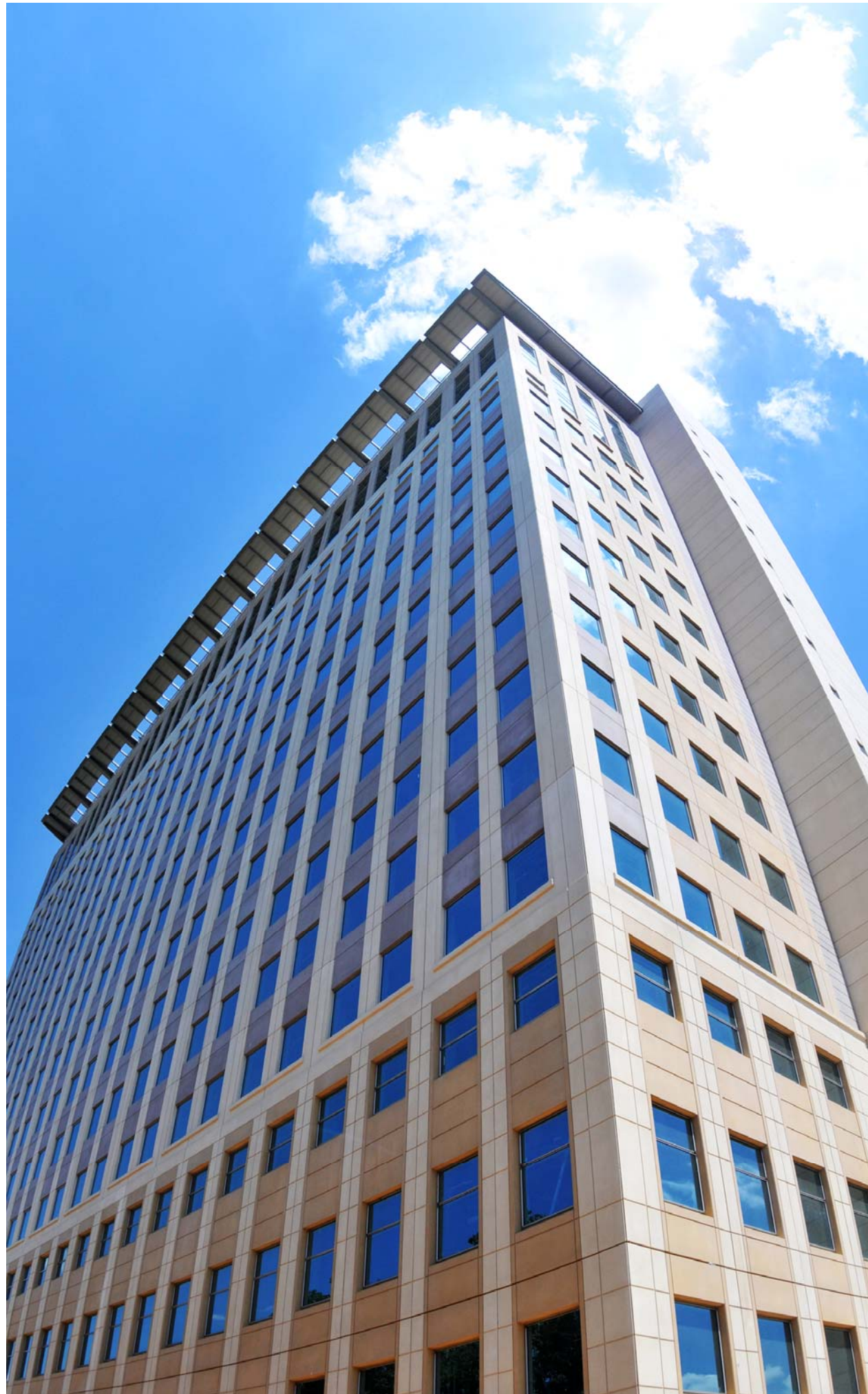
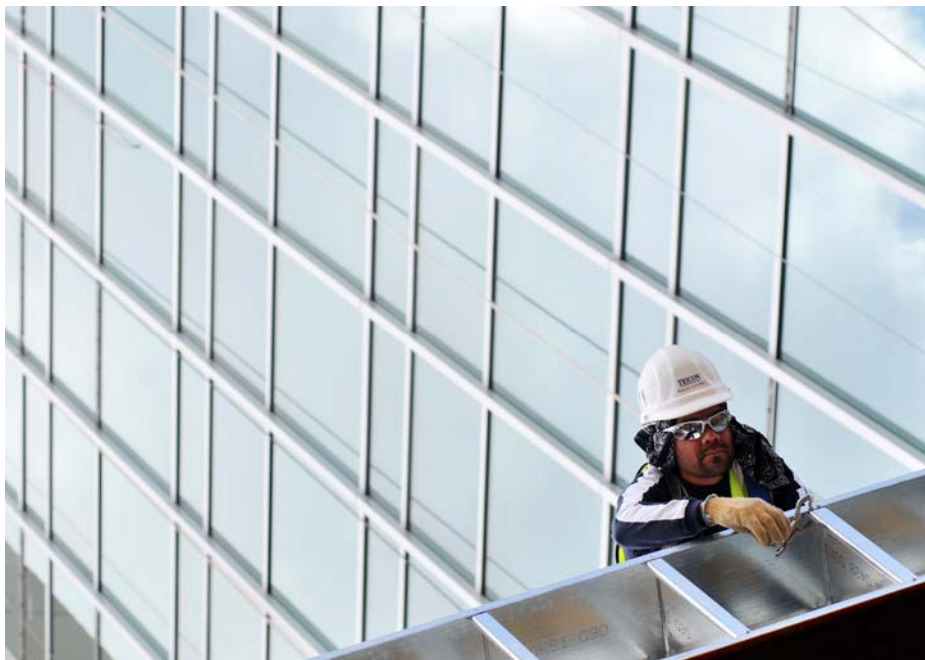
### Special Features

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



Map Current as of  
July 12, 2010

Prepared By:  
Claudia Miranda



**US Army Corps  
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**BRAC 133**  
**7-12-2010**  
**Day 430**

**AT A GLANCE**

**Design**

Scheduled: 100% Actual: 100%

**Construction**

Scheduled 48%: Actual: 48%

Workforce: Duke: 1100 Workers on Site

Man Hours:

Duke/Clark reporting over 1,500,000 + man hours to date  
Estimate 3,000,000 man hours by end of project

**Project Activities:**

- a. **Concrete:** Placed 64,583 cu yds of foundation footer, walls, columns, slabs, and elevated slab to date with 45,622 cu yds in the towers and 18,961 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: 58%. L16: 65%. L15: 99.8%. ET Roof Mech: Installing Pipe for cooling towers 91%. ET L15:58%. L14:64%. L14: 87%.
- d. **Electrical:** ET L15-L17 rough-in 70%. Conduit installation B2-L16 87%. Cable tray installation B2-L15: 87%. WT L13-L15 rough-in: 69%. B3-L13 Conduit installation 87%. Cable tray installation B3-L12: 87%.
- e. **Precast Operations:** North Garage: 16%. South Garage: 50%.
- f. **Drywall:** TR Stacks complete through 17th floor ET and through the 13th floor WT. Drywall for work space complete through 7th Floor ET and through 3rd floor WT.
- g. **Spray-Foam Operations:** Complete through the 10th Floor ET and the 7th Floor WT.
- h. **Elevators:** ET Traction Low Rise Elev. 8 Cars (#22-29) 66%. Traction High Rise Elev. 8 Cars (#14-21) 47%. Traction Service Elev. 2 Cars (#30-31) 58%. Hydro Elev. 2 Cars (#32-33) 97%. WT Traction Low Rise 8 Cars (#6-13) 77%. Traction High Rise 4 Cars (#2-5) 37%. Traction Service Elev. 1 Car (#1) 39%.
- i. **Design:** 1) Drapery package at WHS for review. 2) Resolved the electrical requirements to provide charging stations for electrical buses at the North Parking Structure [NPS]. 3) Completed the Auditorium and B1 level requirements for the sound system, added screen sizes, and electrical outlets. 3) Turnstiles at the pedestrian bridge being reviewed. 4) Reviewing the tenant electrical requirements with the electrical plans to ensure we have the correctly identified all electrical requirements.
- j. **Design Bulletins:** Bulletin #87 [Sanitary Sewer Lift Station], Bulletin #88 [Misc. revisions to NPS to coordinate all disciplines], Bulletin #89 [Mail Screening] are being reviewed.
- k. **Electronic Security System [ESS]:** Contract was awarded on 07/02/10.
- l. **Transportation Management Plan [TMP]:** On track for NCPD submission in July.
- m. **Furniture, Fixtures and Equipment [FFE]:** HKS is completing the large furniture package for the tenant workstations; submission on 16 July. We are completing the procurement packages. The high density storage is our next big focus.
- n. **Utilities and Easements:** Currently at the Water Authority for review.

**Key Upcoming Events**

- 07/15/2010 Expecting a staff ride visit from HQ USACE
- 07/20/2010 Principals Meeting

**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\07-12-10

**BRAC Photos by the Belvoir Integration Office**

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