



**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
August 16, 2010

Prepared By:
Claudia Miranda



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BRAC 133

**8-16-2010
Day 395**

AT A GLANCE

Design

Scheduled: 100% Actual: 100%

Construction

Scheduled 53%: Actual: 53%
Workforce: Duke: 1137 Workers on Site

Man Hours: Duke/Clark reporting over 1,700,000 + man hours to date
Estimate 3,000,000 man hours by end of project

Project Activities:

- a. **Design:** Met this week with City of Alexandria and the Community Art Board to discuss selection criteria and approval process for the transportation Artist. Community Art Board will propose 10 artists to evaluate.
- b. **Building Information Management [BIM]:** Latest BIM model in for review.
- c. **Transportation Management Plan [TMP]:** At NCPC for review.
- d. **Furniture, Fixtures and Equipment [FFE]:** Package 5 Workstation furniture package out for solicitation on eBay. Focusing this week on Pre-Proposal conference. Package 3 (Plastic Laminate tables) in for review. Scheduled for solicitation 23 August. Package 6 (seating and equipment/high density storage) in for review - this is an 8A set-aside.
- e. **Utilities:** Focusing on the Sanitary Sewer agreements and easements. Received our Certificate-to-Construct permit from Department of Environmental Quality for the Sanitary Sewer lift station. GSA specialist is now assigned to assist with utility contracts.
- f. **Concrete:** Placed 67,346 cu yds of foundation footer, walls, columns, slabs, and elevated slab to date with 46,061 cu yds in the towers and 21,285 cu yds in the RDF/North & South Garages.
- g. **Mechanical:** [Overhead inserts, sleeves, and hangers] ET L17: 65%. L16: 71%. ET Roof Mech: Installing Pipe for cooling towers 94%. ET L15:67%. L14:71%. L14: 92%.
- h. **Electrical:** ET L15-L17 rough-in 79%. Conduit installation B2-L16 93%. Cable tray installation B2-L15: 92%. WT L13-L15 rough-in: 79%. B3-L13 Conduit installation 92%. Cable tray installation B3-L12: 92%.
- i. **Precast Operations:** North Garage: 46%. South Garage: 62%
- j. **Drywall:** Drywall for work space complete through 10th Floor ET and approximately 15% on the 11th Floor.
- k. **Elevators:** ET: Traction Low Rise Elev. 8 Cars (#22-29) 74%. Traction High Rise Elev. 8 Cars (#14-21) 55%. Traction Service Elev. 2 Cars (#30-31) 66%. Hydro Elev 2 Cars (#32-33) 98%. WT: Traction Low Rise 8 Cars (#6-13) 84%. Traction High Rise4 Cars (#2-5) 44%. Traction Service Elev 1 Car (#1) 47%.
- l. **Raised Floor:** ET 99% complete for POP A & B, NCX, NDX, NBX, & TRs.
- m. **Fuel Oil Storage Tanks:** Backfill 72%.
- n. **GDIT:** Continues to pull cable on Level 2 & B2 underground pathways ET working toward the WT 67%.
- o. **Smartwalls:** 47% completed through 7th floor ET.

Key Upcoming Events

- 8/17/2010 Pre-proposal conference for large workstation furniture package
- 8/23/2010 Package 3 (cafeteria & plastic laminate tables) out for solicitation to Small business
- 9/8/2010 Proposals due for FFE package 5
- 9/8/2010 Meeting on Transportation Art

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\08-16-10>

BRAC Photos by the Belvoir Integration Office

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