



**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

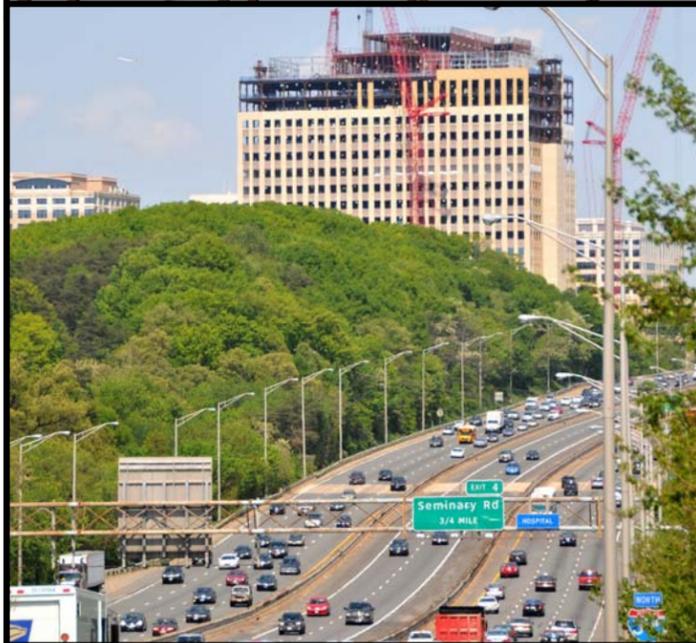
- 3,904 Parking Spaces
- Transportation Center with access to Metro Bus, DASH Bus & WHS Shuttle

### Special Features

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

Map Current as of  
April 26, 2010

Prepared By:  
Claudia Miranda



**US Army Corps  
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**BRAC 133**  
4-26-2010  
Day 507

**AT A GLANCE**

**Design**

Scheduled: 100% Actual: 100%

**Construction**

Scheduled 37%: Actual: 38%  
Workforce: Duke: 780 Workers on Site  
Man Hours: Duke/Clark reporting nearly 1,000,000 + man hours to date  
Estimate 3,000,000 man hours by end of project

**Project Activities:**

- a. **Concrete:** Placed 54,771 cu yds of foundation footer, walls, columns, slabs, and elevated slab to date with 44,254 cu yds in the towers and 10,517 cu yds in the RDF.
  - b. **Structural Steel:** Total Steel erected to date: 13,425 tons. ET: 8,000 tons – Roof & L17: 100%. WT: 5,425 tons erected – L15 & roof: 100%. Continuing to Work on final welding and inspection at the Pent House Level ET/WT. ET work is complete as of 4/8/10. WT continues with final welding and inspecting of "Eyebrow" steel.
  - c. **Mechanical:** [overhead inserts, sleeves, and hangers] ET L16: 98%. WT L13 & 14: 93%. L15: 75%. ET Roof Mech: Set Cooling Towers, Roof-top Chillers, & Penthouse Fans.
  - d. **Main Ductwork:** ET L1: 95%. L2 & L3: 94%. L4 to L6: 86%. L7: 65%. WT L1: 87%. L2 & L3: 87%. L4 to L6: 76%. L7: 46%.
  - e. **Spray-On Fireproofing:** ET: B2-L12: continuing to work punch list items. WT: complete thru 9 except for L4–84%. L5: 74%. L6: 45%
  - f. **Precast Concrete Operations:** ET L1-10: 80%. WT N Face L1-8: 68%. E Face: 54%. S Face: 58%.
  - g. **Spray-On Foam Insulation:** ET B2-L4 Complete. L5 set to begin this weekend.
  - h. **Windows:** ET: installed thru west side of 11th floor and thru east side of 9th floor. WT installed through 7th floor.
  - i. **Offsite Improvements:** Road work preparation: 100%. Temp Road, sidewalk, and striping complete to IDA.
  - j. **Civil:** Clear & Grub: 95%. Tie-on of the permanent sanitary sewer between the ET and the South Garage: 73%. SOE (Support of Excavation) for N Garage: 94%.
  - k. **Design Review:** The Dr. Checks review period for the 100% design is closed. We have submitted these comments to the Design team for review and resolution. Two bulletins are in for review. Bulletin 68 (General Interior Towers) & 69 (Civil Landscaping, Site Security and utilities). Comments are due back today (April 21). Bulleting 71 (South Parking Structure, North Parking Structure and Transit Center) comments are due by Friday, April 23.
  - l. **Electronic Security System [ESS]:** The 90% design package is in; the review period closes Friday, April 23.
  - m. **Furniture, Fixtures and Equipment [FFE]:** CID comments were sent to Design team and resolution.
  - n. **LEED [Leadership in Energy and Environmental Design]:** The Design LEED credits were submitted for review on 4/22/10.
  - o. **Transportation Management Plan [TMP]:** The plan was the major topic of discussion at the monthly Alexandria meeting on 04/22/10.
- Key Upcoming Events**
- 04/23/2010 Bulletin #73 due; interior revisions, (electrical and mechanical)
  - 04/30/2010 Bulletin #74 due; RIF & TC Revisions, (electrical and mechanical)
  - 05/07/2010 Bulletin # 75 due; Misc Revisions (Turnstiles, Auditorium Seating, PDU main breaker revisions)
  - 05/27/2010 Preparation starting for AAR at project midpoint to capture lessons learned

**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\04-26-10>

**BRAC Photos by the Belvoir Integration Office**

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