



**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

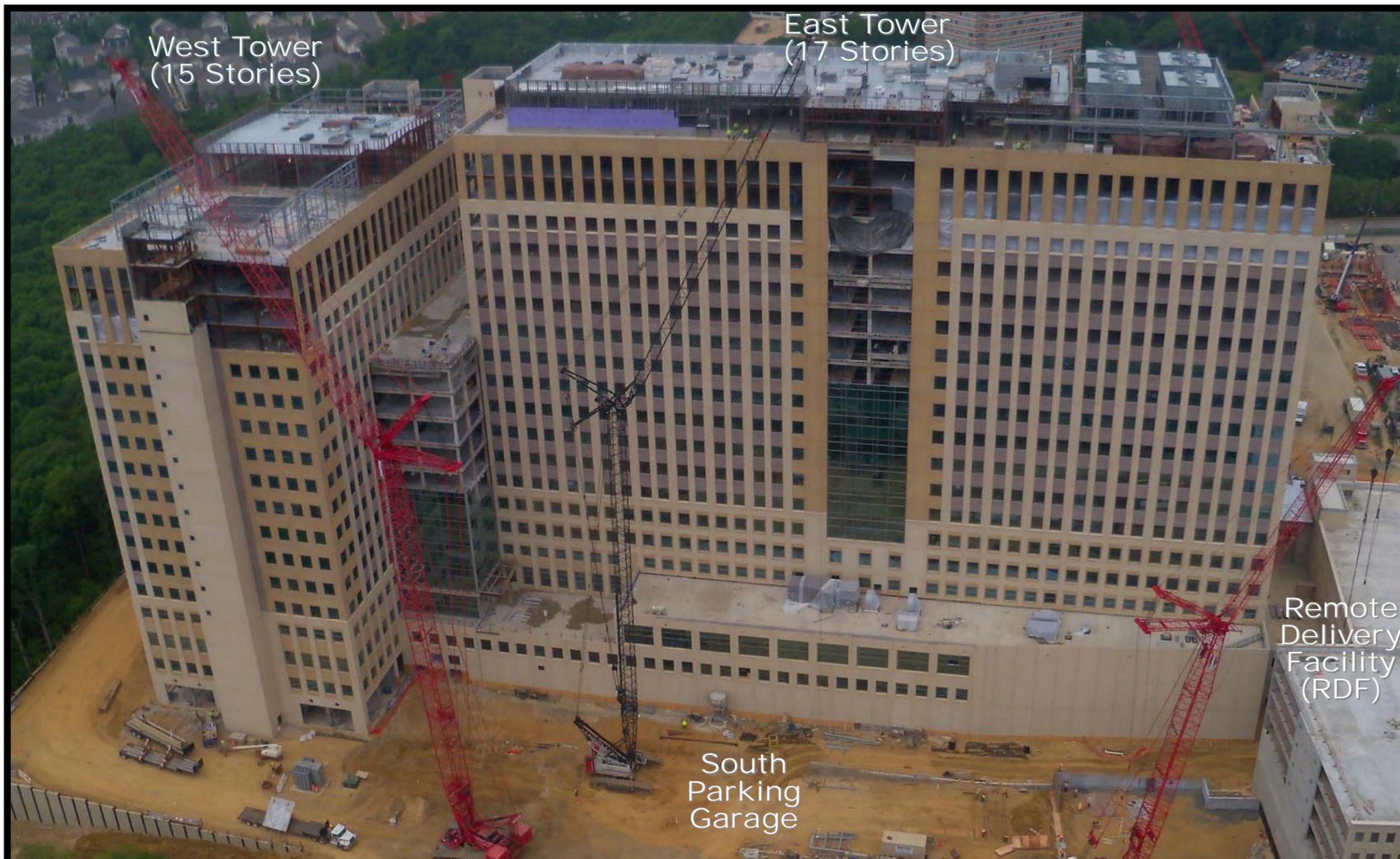
- 3,904 Parking Spaces
- Transportation Center with access to Metro Bus, DASH Bus & WHS Shuttle

### Special Features

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

Map Current as of  
May 17, 2010

Prepared By:  
Claudia Miranda



West Tower  
(15 Stories)

East Tower  
(17 Stories)

Remote  
Delivery  
Facility  
(RDF)

South  
Parking  
Garage



South  
Parking  
Garage

Remote  
Inspection  
Facility  
(RIF)

North  
Parking  
Garage



West Tower  
(15 Stories)

East Tower  
(17 Stories)



**US Army Corps  
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**BRAC 133**  
5-17-2010  
Day 486

**AT A GLANCE**

**Design**

Scheduled: 100% Actual: 100%

**Construction**

Scheduled 40.5%: Actual: 41.5%

Workforce: Duke: 780 Workers on Site

Man Hours: Duke/Clark reporting over 1,000,000 + man hours to date

Estimate 3,000,000 man hours by end of project

**Project Activities:**

- a. **Concrete:** Placed 58,260 cu yds of foundation footer, walls, columns, slabs, and elevated slab to date with 45,227 cu yds in the towers and 13,033 cu yds in the RDF/North & South Garages.
- b. **Structural Steel:** Continuing to Work on final welding and inspection at the Pent House Level ET/WT. ET continues "Eyebrow" steel installation at 17%.
- c. **Mechanical:** [overhead inserts, sleeves, and hangers] ET L15: 97%. ET Roof Mech: Installing Pipe for coolers 37%. WT installing Roof Curbs and piping for coolers 27%.
- d. **Main Ductwork:** ET L1: 99%. L2 & L3: 97%. L4-L6: 90%. L7-L10: 72%. L11: 45%. WT L1: 92%. L2 & L3: 92%. L4 to L6: 82%. L7: 64%. L8 55%. L9 & L10 34%. L11: 10%.
- e. **Spray-On Fireproofing:** ET B2-L14: continuing to work punch list items. L15: 88%. WT: complete thru 10.
- f. **Precast Concrete Operations:** ET L1-17: 95%. WT N Face L1-17: 95%. E Face: 90%. S Face: 90%. Note: Precast is tracking to be complete no later than 5/15. South Garage precast set to begin within the next two weeks.
- g. **Spray-On Foam Insulation:** ET L6: 75%. L7: 50%.
- h. **Windows:** ET Installed thru west side of 14th floor and thru east side of 13th floor. WT installed through 10th floor is approximately 96%. Floors 11-15 approximately 65%.
- i. **Offsite Improvements:** Road work permits have been received. Clear & Grub along Seminary & Beauregard St. continues to progress and is currently 45% complete.
- j. **Civil:** Tie-on of the permanent sanitary sewer between the ET and the South garage: 76%. SOE (Support of Excavation) for N Garage: 100%.
- k. **Design Review:** Almost all Dr. Checks comments are now closed out. Bulletin 75 (Door schedule and tenant revisions) is out & comments are due on 05/14/10.
- l. **Transportation Management Plan [TMP]:** Draft TMP published on 05/14/10; there is one week scheduled for Government to review. We will soon submit the draft to the City of Alexandria and BRAC Advisory Group.
- m. **Electronic Security System [ESS]:** Last Friday we modified our specifications to encourage greater competition. Bids are due 06/03/10.
- n. **Furniture, Fixtures and Equipment [FFE]:** We provided our comments to our AE about the FFE package. The Source Selection Plan is under review by Office of Council and Contracting.
- o. **Firm Fixed Price [FFP]:** We continue to revise the FFP plan based upon comments received.
- p. **Commissioning:** We are developing the commissioning requirements & processes to insure that the systems on this project work as designed.

**Key Upcoming Events**

- 05/27/2010 Preparation starting for AAR at project midpoint to capture lessons learned
- 06/03/2010 PLT Meeting
- 06/15/2010 RFP to be issued for FFP
- Date TBD: Expecting a staff ride visit from HQ [VIPS are MG Dorko & Mr. Slockbower]

**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\05-17-10>

**BRAC Photos by the Belvoir Integration Office**

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