



**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  
December 14, 2009

Prepared By:  
Claudia Miranda

West Tower  
(15 Stories)

East Tower  
(17 Stories)



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New York District

**BRAC 133**  
**12-14-2009**  
**Day 640**

## AT A GLANCE

### Design

Scheduled: 90%, Actual: 90%  
Workforce: USACE (USACE & Contractors) & Duke 320

### Construction

Scheduled: 24%, Actual: 24%  
Workforce: Duke: 557 Workers on Site  
USACE On-site: 26 Government & 23 Contractors  
Man Hours: Duke/Clark reporting 260,000 + man hours to date  
Estimate 3,000,000 man hours by end of project

### 1. Project Activities:

- a. **Concrete:** no placement this week due to inclement weather.
- b. **Structural Steel:** E. Tower; 6,259 tons erected -- working on levels 16 & 17. W Tower; 3814 tons erected -- working on levels 12 & 13.
- c. **Main Ductwork:** E Tower, Level B2 is 84%. Level B1 is 96%. Level 1 is 36%.
- d. **East Tower Mechanical & Electrical** [overhead inserts, sleeves, and hangers] Level 10: completed. Level 11: 95%. Level 12: 70%.
- e. **Spray-On Fireproofing:** East Tower: Level 8: 89%. Level 9: 70%. Level 10: 60%. In the W Tower, Level 1: 99%. Level 2: 88%. Level 3: 78%.
- f. **Sanitary Sewer Tie-in at W Tower:** 86% complete.
- g. **Precast Concrete Placement:** 70% completed.
- h. **Design:** USACE, with WHS's concurrence, has approved the podium finishes; construction procurement can proceed. USACE and WHS are reviewing the proposed colors and finish materials for towers.
- i. **90% Design Submittal:** received on 12/07/09 consisting of 7 design packages and 4301 sheets.. This is the first look at the tenant spaces by complete floor that gives the Gov team a chance to review the relationship of core/shell design with the complete tenant floor layout. **ESS [Electronic Security System];** 60% design submitted by Duke for review.
- j. **IT/AV:** We are working with IT team regarding some last minute changes to the podium spaces to accommodate AV requirements.

### 2. Key Upcoming Events

- 12/07/2009: 90% design submittal received
- 12/09/2009: Presentation of finish boards for the Visitor Center and Bridge
- 12/14/2009: 5 days of over-the-shoulder review of the 90% design packages
- 12/16/2009: Exec Management Board Meeting & Steel Topping-Off Ceremony
- 12/16/2009: Design coordination meeting.

### 3. Live Update

<http://oxblue.com/pro/open/clarkconstruction/WHS>

### 4. Current Photos (USACE only)

<P:\BRAC 133\09-BRAC 133 Job Site Photos\BRAC 133 IPO Progress Photos Field Team\Site Proaress Photos Field Team\Proaress 8.21.09>

### 5. BRAC Photos by the Belvoir Integration Office

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