



**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
September 13, 2010

Prepared By:
Claudia Miranda



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BRAC 133

**9-13-2010
Day 367**

AT A GLANCE

Design

Scheduled: 100% Actual: 100%

Construction

Scheduled 56%: Actual: 56%
Workforce: Duke: 1175 Workers on Site

Man Hours: Duke/Clark reporting over 1,950,000 + man hours to date
Estimate 3,000,000 man hours by end of project

Project Activities:

- a. **Concrete:** Placed 67,817 cu yds of foundation footer, walls, columns, slabs, and elevated slab to date with 46,061 cu yds in the towers and 21,756 cu yds in the RDF/North & South Garages.
- b. **Mechanical:** [Overhead inserts, sleeves, and hangers] East Tower [ET] Roof Mech: Installing Pipe for cooling towers 100%. HVAC Equipment: ET: 92%. West Tower [WT] 96%. VFD's 92%. FPIU Units for ET & WT: 96%. Leak Pressure Testing for piping: 92%. Crac Units for TR's, CSR, NCX, and POP: 97%.
- c. **Main Ductwork:** ET L11-L17: 97%. WT L8-L13: 96%. L14-L15: 97%.
- d. **Electrical:** ET L15-L17 rough-in: 80%. Conduit installation B2-L16: 94%. WT L13-L15 rough-in: 80%. B3-L13 conduit installation: 93%.
- e. **Precast Operations:** South Garage long leg: 85%. North Garage and Sequence 1: 98%. Sequence 2 & 3: 40%.
- f. **Elevators:** ET Traction Low Rise Elev. 8 Cars (#22-29) 76%. Traction High Rise Elev. 8 Cars (#14-21) 57%. Traction Service Elev. 2 Cars (#30-31) 70%. Hydro Elev. 2 Cars (#32-33) 99.5%. WT Traction Low Rise 8 Cars (#6-13) 87%. Traction High Rise 4 Cars (#2-5) 47%. Traction Service Elev. 1 Car (#1) 50%.
- g. **Smartwall Installation:** Through the 10th floor ET: 50%. WT through the 6th Floor: 30%.
- h. **Ceiling Grid Framing:** Continues on B2-L9 51%.
- i. **Spray Foam Insulation:** ET on L17 & WT L15: 86%.
- j. **Transportation Management Plan [TMP]:** Approved by the NCPC on 09/04/2010.
- k. **Furniture, Fixtures and Equipment [FFE]:** Package 5 (large workstation package) resolving an issue with specifications. (There are 30 workstations that need to be corrected). Package 2, [storage/filing] is at district for review with office of counsel.

Key Upcoming Events

- 9/14/2010 Mr. Mohan Singh plans to visit the site
- 9/15/2010 Principals and Exec Management Board
- 9/17/2010 Workstation Package proposals due
- 10/08/2010 MG Dorko is scheduled to visit

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\09-13-10>

BRAC Photos by the Belvoir Integration Office

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

