



**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 30, 2010

Prepared By:
Claudia Miranda



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BRAC 133

**9-6-2010
Day 374**

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 1,900,000 + man hours to date
Estimate 3,000,000 man hours by end of project

Project Activities:

- a. **Concrete:** Placed 67,737 cu yds of foundation footer, walls, columns, slabs, and elevated slab to date with 46,061 cu yds in the towers and 21,676 cu yds in the RDF/North & South Garages.
- b. **Mechanical:** [Overhead inserts, sleeves, and hangers] ET Roof Mech: Installing Pipe for cooling towers 95%. HVAC Equipment on the Roof East Tower (ET): 91%. West Tower (WT) HVAC Equipment: 95.5%. VFD's: 90.5%. FPIU Units: 95%. Leak Pressure Testing: 90%. Crac Units for TR's, CSR, NCX, and POP are approximately 91%.
- c. **Main Ductwork:** ET L11-L16: 96%. WT L8-L13: 95%. L14-L15: 96%.
- d. **Electrical:** Current activities include: LED recessed lighting and pendant lighting; fire-alarm rough-in; Cable tray installation; Pulling home runs into the IFS; smart walls being set and wired; IFS transformers and panels being set; and the core baths lighting being installed and ceilings finished.
- e. **Precast Operations:** South Garage: 79%. North Garage Sequence 1: 97.5%. Sequence 2 & 3 are at 26%.
- f. **Elevators:** ET Traction Low Rise Elev. 8 Cars (#22-29) 75%. Traction High Rise Elev. 8 Cars (#14-21) 56%. Traction Service Elev. 2 Cars (#30-31) 69%. Hydro Elev 2 Cars (#32-33) 99%. WT Traction Low Rise 8 Cars (#6-13) 86%. Traction High Rise 4 Cars (#2-5) 46%. Traction Service Elev. 1 Car (#1) 49%.
- g. **Smartwall Installation:** Continues up through the 9th floor ET: 50%.
- h. **Ceiling Grid Framing:** B2-L9: 49%.
- i. **Spray Foam Insulation:** ET on L17: 79%. WT L12: 79%.
- j. **Design:** Training room modifications (converting from smart wall construction to hard wall) is being worked. Coordination continues for the following: IT/AV power/pathways; and tenant lock hardware requirements.
- k. **Furniture, Fixtures and Equipment [FFE]:** The date for proposals for the large furniture package has been extended to September 17.

Key Upcoming Events

- 9/2/2010 NCPC hearing on the TMP, 1230-1630 hours
- 9/7/2010 Packages 2 (Storage) & 6-seating/GFE go out on eBay
- 9/8/2010 City of Alexandria meeting regarding transportation art
- 9/17/2010 Workstation Package proposals due

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\09-06-10>

BRAC Photos by the Belvoir Integration Office (Marc Barnes)

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