



**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

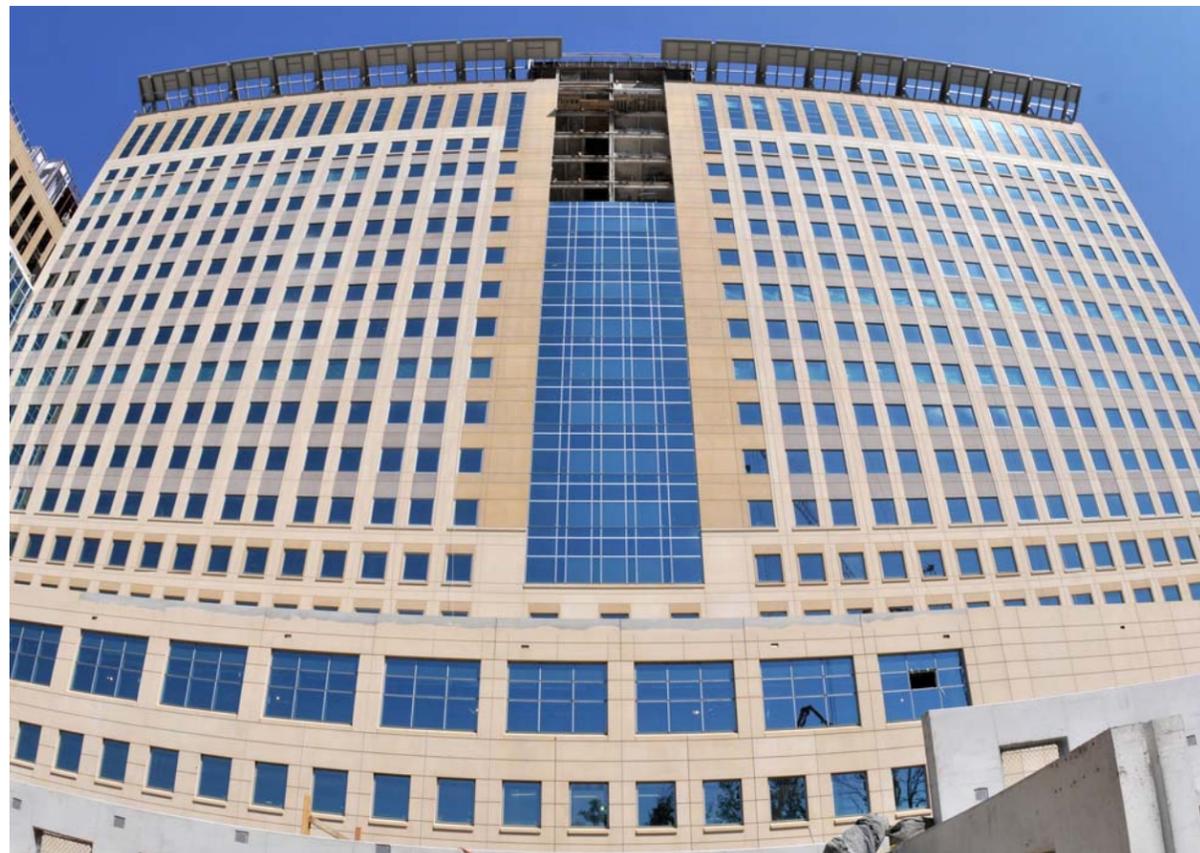
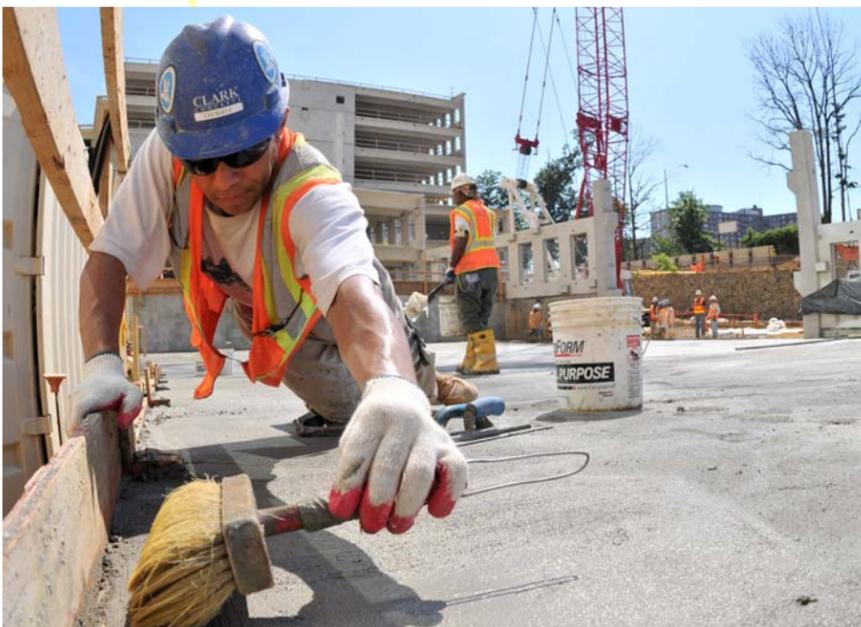
#### Special Features

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



Map Current as of  
June 14, 2010

Prepared By:  
Claudia Miranda



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**BRAC 133**  
**6-14-2010**  
**Day 458**

### AT A GLANCE

#### Design

Scheduled: 100% Actual: 100%

#### Construction

Scheduled 44%: Actual: 44%

Workforce: Duke: 1045 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:

- Concrete:** Placed 61,808 cu yds of foundation footer, walls, columns, slabs, and elevated slab to date with 45,552 cu yds in the towers and 16,256 cu yds in the RDF/North & South Garages.
- Structural Steel:** Continuing on final welding and inspection at the Penthouse Level ET/WT. ET continues "Eyebrow" steel installation at 99% and WT at 89%.
- Mechanical:** [Overhead inserts, sleeves, and hangers] ET L17: 46%. L16: 56%. L15: 99%. ET Roof Mech: Installing Pipe for cooling towers 85%. WT installing Roof Curbs 93%. ET L15:46%. L14:56%. L14: 79%. L13: 99%.
- Main Ductwork:** ET L1: 99%. L2 & L3: 99%. L4-L6: 99%. L7-L10: 88%. L11: 67%. L12: 41%. L13 & 14: 30%. WT L1: 99%. L2 & L3: 99%. L4-L6: 93%. L7: 82%. L8: 81%. L9 & L10: 59%. L11: 44%. L12: 30%.
- Electrical:** ET B2-L14 rough-in 100%. Conduit installation: 83%. Cable tray installation B2-L14: 82%. WT B3-L12 rough-in: 100%. Conduit installation 83%. Cable tray installation B3-L12: 82%.
- Spray-On Fireproofing:** ET B2-L16: 99%. WT complete thru L14: 99%. Continuing to work punch list items ET and WT at various locations. Main operations completed as of Sunday 6/6/10. Focus will now shift to patch operations.
- Windows:** ET Installed thru west side of 17th floor and thru east side of 17th floor. WT installed thru 15th floor: 98%. Floors 11-15: 97%.
- Curtain Wall:** Installed thru 14th Floor East side of ET. Main Entrance ET Curtain wall installed thru 12th floor. Where WT/ET intersect Curtain wall installed thru 10th floor east side and on the west side.
- Design:** Close out of Dr. Checks continues; less than 100 comments still pending. The design team is tracking these closely; goal is to close all comments in the upcoming bulletin next week.
- Transportation Management Plan [TMP]:** A meeting was held with the City of Alexandria regarding the TMP. The city comments will be incorporated into the TMP with preparation to submit to NCPC in July.
- Electronic Security System [ESS]:** The proposals come in last week from Duke & we completed a review of them. The award of this modification is on schedule.
- Furniture, Fixtures and Equipment [FFE]:** Duke submitted the furniture drawing revisions for review which we are now verifying. WHS is revising the miscellaneous equipment list for procurement.
- Commissioning:** We hold weekly meetings to identify the requirements for commissioning.

### Key Upcoming Events

- 06/15/2010** Draft RFP for FFE being reviewed.
- 06/21/2010** Start of Precast Panel installation at the North Parking Garage
- Date TBD:** Future senior tenants will be visiting their future office space
- Date TBD:** Expecting a staff ride visit [60-100 folks] from HQ

### 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\06-14-10>

### BRAC Photos by the Belvoir Integration Office

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