



## **Welcome to Wheaton Revitalization News!**

**Wheaton Revitalization News** is an email distribution list that will provide frequent updates to the surrounding community on the Wheaton Revitalization project. The purpose of this distribution list is to provide you with project updates and construction activities. For additional information on the Wheaton Revitalization Project please visit <http://www.wheatonproject.com>

## **Look Ahead – August 19 to August 24, 2019**

### **Upcoming Grandview Avenue Road Closures**

1. Grandview Avenue will be closed to traffic on Saturday August 24<sup>th</sup> to stage a large mobile crane for the removal of the Tower Crane. The closure will commence at 4am on 8/24 and continue until 6pm when the last sections of the tower crane will be hoisted from the building.
2. Grandview Avenue will be closed (a second closure) on Saturday, September 7<sup>th</sup> from 4am to 5pm to stage a large mobile crane to hoist the buildings' cooling system components atop the building as well as other mechanical equipment.

### **Work along Triangle Lane**

The Contractor will commence with construction of three (3) bio-filtration areas along the west side of Triangle Lane. Bio-filtration devices are concrete boxes measuring roughly 12-feet by 5-feet that house bio-sensitive plantings that filter storm water discharged by the Office Building. When fully-planted, the bio-retention areas are an attractive array of plant material aesthetically enhancing the area.

Concrete deliveries, planned during the early-morning hours, will be carefully monitored to avoid traffic disruptions.

Triangle Lane will **NOT** be closed to traffic.

### **Project Status:**

The project remains on-schedule for a May 31, 2020 substantial completion and is currently 70-percent complete.

Interior work including: mechanical, electrical, ducts, sprinkler, plumbing, and interior wall framing underway through the 12<sup>th</sup> floor. The exterior sheathing continues through the 12<sup>th</sup> floor. Window installation continues through the 10<sup>th</sup> floor. Storefront glass is installed along Triangle Lane where the new retail businesses will locate.

Building occupation and tenant move-in is scheduled during summer 2020.

### **Garage**

Electrical, mechanical, and sprinkler installation nearly complete.

Painting is underway. Construction of the garage is 80-percent complete.

### **Office Building**

#### **First Floor**

Concrete complete.

Rough-in of mechanical, electrical, and piping underway.

Duct installation ongoing.

Sprinkler installation underway

Stairs erected.

Interior walls are being framed.

Storefront glass installed along Triangle Lane at the retail spaces.

Glass-front installed at Reddie Drive.

Curtain wall framing installation underway.

#### **Second Floor**

Concrete complete.

Rough-in of mechanical, electrical, and piping underway.

Duct installation ongoing.

Sprinkler installation underway

A mock-up of the 2<sup>nd</sup> floor bathroom continues to come-together.

Interior walls framing complete.

Stairs erected.

Glass front installed along Reddie Drive

Curtain wall framing installation underway.

#### **Third Floor**

Concrete complete.

Rough-in of mechanical, electrical, and piping underway.

Duct installation underway.

Interior wall framing complete.

Sprinkler installation underway

Exterior sheathing installation complete.

Waterproofing (blue skin) installation complete

Air barrier complete

Window installation complete

Stairs erected.

#### **Fourth Floor**

Concrete complete.

Rough-in of mechanical, electrical, and piping underway

Sprinkler installation underway

Interior walls are being framed.

Sprinkler installation underway

Exterior sheathing installation complete.

Waterproofing (blue skin) installation complete  
Air barrier complete  
Window installation complete  
Stairs erected.

#### **Fifth Floor**

Concrete complete.  
Rough-in of Mechanical, electrical, and piping.  
Sprinkler installation underway  
Interior walls being framed

Sprinkler installation underway  
Exterior sheathing installation complete.  
Waterproofing (blue skin) installation complete  
Air barrier complete  
Window installation complete

#### **Sixth Floor**

Concrete complete.  
Rough-in of mechanical, electrical, and piping.  
Tenant framing underway  
Sprinkler installation underway  
Sprinkler installation underway  
Exterior sheathing installation complete.  
Waterproofing (blue skin) installation complete  
Air barrier complete  
Window installation complete

#### **Seventh Floor**

Concrete complete.  
Tenant framing underway  
Exterior sheathing installation complete  
Rough-in of mechanical, electrical, piping  
Sprinkler installation underway  
Exterior sheathing installation complete.  
Waterproofing (blue skin) installation complete  
Air barrier complete  
Window installation complete

#### **Eighth Floor**

Concrete complete  
Core framing underway  
Sprinkler installation underway  
Mechanical, electrical, and duct installations started  
Interior framing started  
Exterior sheathing installation complete.  
Waterproofing (blue skin) installation complete  
Air barrier complete

Window installation complete

### **Ninth Floor**

Concrete complete.

Core framing underway

Duct installation underway

Rough-in mechanical, electrical, piping

Sprinkler installation underway

Sprinkler installation underway

Exterior sheathing installation complete.

Waterproofing (blue skin) installation complete

Air barrier complete

Window installation complete

### **Tenth Floor**

Concrete complete.

Duct work underway

Main plumbing underway

Main electrical underway

Sprinkler installation underway

Exterior sheathing installation complete.

Waterproofing (blue skin) installation complete

Air barrier complete

Window installation complete

### **Eleventh Floor**

Concrete complete.

Main electrical underway

Duct installation underway

Main plumbing underway

Exterior sheathing installation complete.

Waterproofing (blue skin) installation complete

Air barrier complete

### **Twelfth Floor**

Concrete complete.

Main plumbing underway

Installation of exterior sheathing underway

Sprinkler installation underway

Exterior sheathing installation underway

Waterproofing (blue skin) installation underway

Air barrier underway

### **Thirteenth Floor**

Concrete complete.

Installation of sheathing underway

Main plumbing underway

Electrical rough-in underway  
Piping rough-in underway

#### **Fourteenth Floor**

Concrete complete.  
Main plumbing rough-in  
Electrical rough-in

#### **Penthouse**

Concrete complete  
Piping and other mechanical system materials to Penthouse awaiting installation

**August 19, 2019**





Main Lobby  
Glass Installation  
8-19-2019



Interior Work Underway





## **Town Plaza**

The Town Plaza will include an amphitheater, stage, lighting, art work, Wi-Fi, bio-retention areas, landscaping, and elevated walkways to Georgia Ave (to the south) and to the WAMTA tower connecting to the WMATA parking garage located on Viers Mill Road.

The contractor is forming and placing foundation elements for the stage, bio-retention areas, and the elevated walkways. This work will continue over the next several weeks.

Town Square  
Footer Construction  
August 19, 2019





## Project Milestone Schedule

Activity	Completion Date
Demolition of RSC Bld.	Complete
Building tie-down anchors	Complete
Geothermal Piping	Complete
Foundation Construction	Complete
Building Reaches Street Level	Complete
Utility Installation	Complete
Town Square	Spring 2020
Building top-out	<b>Complete</b>
Building Close-in	October 2019
Interior build-out	Spring 2020
Substantial Completion	May 30, 2020
Move-in (occupancy)	Summer 2020

## Upcoming and Ongoing Activities

- ✓ **Grandview Avenue to be closed on August 24, 2019, 4am to 5pm**
- ✓ Bio-retention areas under construction along Triangle Lane
- ✓ Construction of the concrete building frame is now complete
- ✓ Elevator equipment hoisted onto the rooftop
- ✓ Generators hoisted onto the rooftop
- ✓ Cooling Equip hoisted to Penthouse
- ✓ Plumbing, electrical, and mechanical installations continues on floors through 11<sup>th</sup> floor
- ✓ Interior wall framing on floors 3-9
- ✓ Exterior sheathing installation complete through the 13<sup>th</sup> floor and climbing
- ✓ Application of blue-skin waterproofing complete through the 12<sup>th</sup> floor and climbing
- ✓ Application of Air Barrier through 12<sup>th</sup> Floor
- ✓ Offsite material fabrications underway
  - Stone
  - Misc metals
  - Windows
  - Building skin
  - Chillers HVAC
  - Interior lights
- ✓ Town Plaza (South of Reddie Drive)
  - Rough grading complete
  - Installation of storm drain lines continue
  - Drilling of micro-piles complete
  - Placement of concrete foundations for elevated walkways underway
  - Placement of concrete foundations for bio-retention areas underway
  - Placement of concrete foundations for stage underway

### **Follow Project Progress via the Project Camera**

A camera has been installed to view construction on the site. The camera can be accessed by clicking the following link:

<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fapp.oxblue.com%2Fopen%2Fclarkconstruction%2FWheatonPublic&data=01%7C01%7CKeith.Compton%40montgomerycountymd.gov%7C830c4a63c9e34404c3ac08d501d8fad1%7C6e01b1f9b1e54073ac97778069a0ad64%7C1&sdata=nhBRXjh%2FEsi9abqWUtnqebo%2BWFQNa5eYTm4JQZIFIRg%3D&reserved=0>