



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>.

Weekly Look Ahead – October 8 to October 12, 2019

UPDATE!!

REEDIE DRIVE TO TEMPORAIRLY BECOME ONE-WAY WESTBOUND

(From Georgia Avenue westbound to Grandview Avenue)

BEGINNING ON OR ABOUT OCTOBER 14, 2019

Reedie Drive will temporarily become one-way westbound traffic on or about October 14, 2019. Reedie Drive will be one-way westbound between Georgia Avenue and Grandview Avenue.

The one-way westbound configuration will remain in effect for 12-weeks.

This temporary approved Traffic Control Plan (TCP), is necessary to install multiple storm drain lines across Reedie Drive from the new Office Building to the Town Square. Additionally, this temporary traffic configuration will allow for the lateral connection of new fiber optic lines currently in Reedie Drive to connect to the new Wheaton Office building. Finally, this temporary traffic configuration will facilitate new permanent construction (curb & gutter) along the north side of Reedie Drive.

TRIANGLE LANE WILL REMAIN OPEN TO TRAFFIC AT ALL TIMES

To assist during the detour, two (2) Electronic Variable Message Boards (VMB) will be situated along Grandview Avenue alerting motorists that Triangle Lane is open to traffic and assessable via the detour route. The variable messages can be updated or revised as conditions warrant. Updated Bulletins will be hand-delivered to businesses along Triangle Lane.

Project Status:

The project remains on-schedule for a May 31, 2020 substantial completion and is currently 76-percent complete.

Interior work including: mechanical, electrical, ducts, sprinkler, plumbing, and interior wall framing underway through the 14th floor. The exterior sheathing installation continues through the 14th floor. Window installation continues through the 13th floor. The glass curtain wall is installed along the front of the building facing Reddie Drive. 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 90-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 curtain wall Glass-front installed at Reddie Drive.

Curtain wall installed at the front of the building facing Reddie Drive.

Drywall installation underway

Second Floor (Hearing Room)

Concrete complete.

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

Duct installation ongoing.

Sprinkler installation underway

A mock-up of the 2nd floor bathroom continues to come-together but not yet complete.

Interior walls framing complete.

Wall close-ins underway way.

Stairs erected.

Glass front installed along Reddie Drive

Curtain wall framing installation underway.

Drywall 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.
Drywall installation commencing

Fourth Floor

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

Ninth Floor

Concrete complete.
Wall framing underway
Duct installation underway
Rough-in mechanical, electrical, piping
Sprinkler installation underway
Exterior sheathing installation complete.
Interior wall framing underway
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
Interior wall framing underway
Window installation complete

Eleventh Floor

Concrete complete.
Main electrical underway
Duct installation underway
Main plumbing underway
Sprinkler installation started
Exterior sheathing installation complete.

Waterproofing (blue skin) installation complete
Air barrier complete
Interior wall framing underway

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
Interior wall framing underway

Thirteenth Floor

Concrete complete.
Installation of sheathing underway
Main plumbing underway
Electrical rough-in underway
Piping rough-in underway
Exterior sheathing installed
Waterproofing and air barrier

Fourteenth Floor

Concrete complete.
Main plumbing rough-in
Electrical rough-in
Framing for exterior sheathing underway

Penthouse

Concrete complete
Piping and other mechanical system equipment delivered to Penthouse awaiting installation
Assembly of major mechanical equipment and associated piping underway

October 8, 2019



A large industrial facility, likely a power plant or refinery, featuring a complex network of large black pipes and machinery. The pipes are labeled with handwritten text such as "Wheaton", "PH 2 PC4", "3:9 3/4 508", "CWS SP-17", "PH 2 PC-6", "CWS SP-18", "CWS SP-10", and "PH 2". The machinery is painted blue and yellow. In the foreground, there are cardboard boxes and a blue metal structure with the number "1930" and "2928" visible. The background shows a large building with many windows.



Main Lobby
Glass Installation
Sept 2019



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 and wall elements for the stage, bio-retention areas, and the elevated walkways. This work will continue over the next 2-3 months.

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	Complete
Building Close-in	October 2019
Interior build-out	Spring 2020
Substantial Completion	May 30, 2020
Move-in (occupancy)	Summer 2020

Upcoming and Ongoing Activities

- ✓ **Reedie Drive to become one-way westbound on or about 10/14**
- ✓ Bio-retention areas under construction along Triangle Lane
- ✓ Elevator equipment hoisted onto the rooftop
- ✓ Mechanical equipment and associated piping underway
- ✓ Generators hoisted onto the rooftop
- ✓ Plumbing, electrical, and mechanical installations continues on floors through 12th floor
- ✓ Interior wall framing on floors complete through 6th floor and continuing through 9th floor
- ✓ Exterior sheathing installation complete through the 13th floor and climbing
- ✓ Application of blue-skin waterproofing complete through the 13th floor and climbing
- ✓ Application of Air Barrier through 14th Floor
- ✓ Offsite material fabrications underway
 - Stone
 - Misc metals
 - Windows
 - Building skin
 - Chillers HVAC
 - Interior lights
- ✓ Town Plaza (South of Reedie 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>