



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 – Week of April 19 to April 25, 2020

Overall Project Status

The project is currently 97-percent complete. Material and labor shortages noted in earlier reports are holding steady. Use and Occupancy of the building on May 31, 2020, tracked successfully over the past 35-months, is now uncertain due to the effects of the Pandemic. The main uncertainty is the regulatory inspections by the State of Maryland elevator inspectors.

The Contractor reports the following labor, material, and logistics impacts at this time:

Material Impacts

- Stage lighting delivery pushed to late-May.
- ~~Fire hydrant on Reddie Drive delayed due to lack of WSSC inspection personnel (U&O).~~ *
- Fire hydrant on Triangle Lane delayed due to lack of WSSC inspection personnel (U&O).
- Aluminum grills at the main lobby delayed due to regional work restrictions.
- Building wayfinding signage fabrication delayed due to regional work restrictions.
- Building lighting controls delayed due to regional work restrictions (U&O).
- Storefront glass fabrication delayed due to regional work restrictions.
- Interior glass fabrication delayed due to regional work restrictions.

* **Strikethrough indicates that they are no longer a risk.**

Labor Impacts

- ~~Genco – CMU Blocks, reporting a labor shortage.~~ *
- CJ Coakley – Drywall, reports a labor shortage.
- Kensington Glass reports a labor shortage.
- Potomac Millwork reports a labor shortage.

- General Woodworking reports a labor shortage.
- Perletric reports a labor shortage

*** Strikethrough indicates that they are no longer a risk.**

Logistics Impacts

- Solar Panel on high roof – crane cancelled due to jobsite shutdown on Friday 4/03.
- Availability of County Inspectors and fire alarm inspectors (Affects U&O).
- Availability of DLLR Elevator Inspectors (Affects U&O).

COVID-19 Precautions

Clark Construction, (builder), Stonebridge Carras, (Developer), and O’Connell & Lawrence, Inc., the County’s project management team, have been working to assure a safe and virus-free workplace. Thus far, one member of the overall workforce has contacted the virus.

Over the weekend of 4/11 the General Contractor, Clark Construction, was informed that on 4/08 a member of the floor polishing crew had become ill and was suspected of COVID (test later Positive). The individual has since quarantined as well as two other members of the floor polishing crew. The crew had only been on the second floor and in/out of the building. The sick individual had last been on site last Wednesday 4/08. Clark had already cleaned the stairwells and common areas and the site had been shut down since Thursday PM. However, Clark returned on Monday 4/13 and re-cleaned the common area and path of travel of the crew member.

Examples of incremental precautions are as follows:

1. Clark requires its workforce and that of its subcontractors to remain in full compliance with CDC guidelines including social distancing, communication and reporting of proximity to the virus including family members, friend, and coworkers.
2. Gloves are a PPE requirement in addition to eye protection, hard hats, vests, and work boots.
3. Clark positioned 12- handwashing stations at outside porta potties and at elevator lobbies for convenient and frequent hand washing.
4. Clark is monitoring and managing the total daily number of personnel on the jobsite to ensure social distancing is not comprised by personnel numbers alone.
5. Clark hired a FTE (fulltime personnel) to monitor social distancing, check on all handwashing supplies to ensure adequate soap and paper towels, and to carefully monitor onsite personnel for appearance of sickness. Additionally, this FTE is a first line of communication between employees on the jobsite and Project admin staff.
6. Clark instituted a policy that the building will be open Monday – Thursday and closed Friday through Sunday, a period of three (3) days, to minimize a virus survival.
7. Clark has mandated, that beginning Monday, April 13, all personnel MUST wear facial covering.
8. Beginning Monday, April 13, jobsite personnel will be questioned by Foreman as to whether family members are sick, if the employee is showing any signs of COVID, any recent travel including family members, any family member with fevers or other signs of COVID.
9. The building HVAC system, although not fully operational at this time, is programmed to bring-in 50-percent of outside air.

10. Clark developed a communication protocol that notifies all Key personnel if/when a COVID proximity is noted. At which time, an IMMEDIATE investigation launches.
11. Clark, Stonebridge, O'Connell & Lawrence, and DOT are at the heart of the communication network.

Roadway Work

Veirs Mill Road - Sanitary Sewer construction has completed along the west side of northbound Veirs Mill Road. Pavement restoration is underway.

Reedie Drive - Work in Reedie Drive causing the one-way westbound configuration will continue through April as new curbs and sidewalks are being constructed.

Grandview Avenue - Grandview Avenue remains very busy with construction related traffic. Patching and resurfacing of Grandview Avenue is scheduled for paving in early spring 2020. A Special Notice will be issued in advance of resurfacing.

Intersection of Grandview Ave and Reedie Drive – The final configuration of the intersection awaits the construction of a center island to be built in the upcoming weeks. In its final configuration, westbound traffic along Reedie Drive from Georgia Ave will be required to turn RIGHT onto Grandview Avenue. No left turns will be permitted towards Veirs Mill Road. (See Photo).

Triangle Lane – At present there is no construction along Triangle Lane. However, Triangle Lane is scheduled for resurfacing in early April 2020. A Special Notice will be issued as this night-work activity approaches. No closures of Triangle Lane will be permitted during normal business operation hours.

Office Building Status

Interior Construction

- Interior construction is active on all floors of the building with floors 3-6 complete.
- Interior construction is substantially complete through the 12th floor.
- Painting continues throughout the unfinished floors.
- Cabinet construction (millwork) underway, floors 7-14.
- Ceiling installation underway, floors 9-14.
- All interior construction continues to track for end of April finish, at which time a final punch list work will commence.

Major Building Systems

- Major building systems are commissioned 85-percent.
- Commissioning is a term used for the fine-tuning of major building systems such as electrical, HVAC, piping, etc.
- In all, roughly 350 mechanical, electrical, and plumbing systems are commissioned.
- Major building systems such as the cooling tower, electrical system and boiler are up-and-running.
- The sprinkler system is flushed.
- HVAC have started.
- Boiler system successfully started.

- Parking Guidance system nearly complete.
- Installation and programming of the fire alarm system is underway.
- Testing the fire alarm system is a key condition of Use and Occupancy (U&O).
- Installation and testing of the fire alarm system under the watchful eye of the County's Fire Marshall.

Building finishes

- Finishes such as painting and flooring are underway throughout the building on floors that remain under construction. (See Photo)

Elevators

- In all, eight (8) elevators will be active in the building.
- There are six (6) elevators in the main lobby and two (2) elevators to serve the four-story underground garage.
- The machinery and structural elements for the elevators is complete.
- Elevator cabs are installed.
- Overall, elevator installation is 95-percent complete.
- Awaiting for the State of Maryland Elevator inspections as a condition of U&O.

Furniture

- Systems furniture (workstations) is installed through the 12th floor.
- In all, 800-workstations will be installed to support the workforce.

Move-in

Move- in dates are being re-evaluated and will likely be adjusted based upon the resumption of normal Montgomery County Government and M-NCPPC activities.

The building tenants include:

- Maryland National Capital Park and Planning Commission (M-NCPPC)
- Montgomery County Department of Permitting Services (MCDPS)
- Montgomery County Department of Environmental Protection (MCDEP)
- Mid-County Regional Services Center - Wheaton Urban District
- Community Use of Public Facilities (CUPF)
- Montgomery County Health and Human Services (HHS)
- Montgomery County Department of Recreation (REC)
- Development of the move-in schedule is underway

Building IT System

- Installation of a Passive Optical Network (PON) is underway.
- The eighth-floor Data Center is fully commissioned and awaiting racks.

Security System

- Installation of the building Security System is underway.

Town Square

- Construction of the Town Square is 90-percent complete.
- Construction of the new elevated concrete walkways from Georgia Ave to the Town Square and from the Town Square to the WMATA tower is complete.
- Installation of new door leading from the WMATA tower to the elevated walkway is complete.
- Installation of polished aluminum hand-rails underway.
- Installation of lights along the elevated ramps is underway.
- Construction of the Amphitheatre terracing continuing.
- Stage construction is underway.
- Planting of the bio-retention areas has started.



April 19, 2020

To access more Wheaton project photos, [click here](#).

Follow Project Progress via the Project Camera

A camera has been installed to view construction on the site. [Click here](#) to access the camera.

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	Complete
Building Skin	Complete
Interior build-out	April 2020
Substantial Completion	May 30, 2020
Move-in (occupancy)	Summer 2020

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