



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>

Happy Holidays from MCDOT and the Wheaton Project Team

Look Ahead - Week of December 24 to December 30

Executive Summary

The project continues to track on schedule and within budget.

Excavation for the building foundation continues to advance to the bottom of the hole. The excavation has reached “footer elevation” at the south end of the site near Reddie Drive and is advancing to “footer elevation” at the north end of the site opposite Lot 13. All excavation will be completed by January 28, 2018, weather permitting.

The new 14 story building will require two (2) tower cranes to construct. One tower crane will be located at the south end of the site near Reddie Drive and the other will be located at the north end of the site near the field offices.

The concrete footer for the south Tower Crane will be placed tomorrow, Friday, December 22. The south Tower Crane will be delivered and erected over the weekend of January 6, 2018. The tower crane delivery and erection will require a 2 day closure of Reddie Drive.

Reddie Drive will be closed between Triangle Lane and Grandview Drive over the weekend of January 6 to allow a mobile crane to offload and erect the south tower crane. Access to Triangle Lane will be provided at all times.

The north tower crane is scheduled to arrive on January 26, 2018.

Follow Project Progress via the Project Camera

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

Delivery and Erection of the South Tower Crane

As noted, the south tower crane will be delivered and erected over the weekend of January 6, 2018. Consequently, it will be necessary to close Reddie Drive over the weekend allowing a mobile crane to stage and erect the south tower crane. The closure of Reddie Drive will be limited between Triangle Lane and Grandview Avenue. Access to all businesses along Triangle Lane will be available during the closure.

Demolition of the Mid-County Regional Services Center Building

Demolition of the Regional Services Building is scheduled to take place in early-January following the delivery and erection of the south tower crane.

Service providers formerly located in the Mid-County Regional Services Building have relocated as noted in the [Special Bulletin](#).

Building Foundation Excavation

The contractor has reached the bottom of the hole on the south end of the site (adjacent to Reddie Drive) and is working northward to remove the remaining excavation along the north end of the site (see photo).

Excavation continues to proceed with the use of 4 excavators and one loader as the equipment transfers excavated material (dirt) “up-the-ramp” and into trucks for haul-off (see photo).

Tie-Down Anchors

The contractor commenced with the installation of 169 foundation tie-down anchors that are situated around the perimeter of the building foundation. Tie down anchors are long steel rods that are embedded 20 feet into the underlying bedrock and grouted in place. The rods penetrate through the building foundation and be secured at the topside of the footer with large washers and nuts. Tie-down anchors are installed to resist upward hydraulic pressure of groundwater once the dewatering operation ceases.

Site Dewatering

Mass excavation and construction of the building foundation requires the lowering of the groundwater table, which is generally 35 feet below the existing ground surface. The dewatering process will temporarily lower the groundwater roughly 25 feet to allow for construction. Dewatering is currently underway 24/7 and will continue over the next 22 months at which time pumping will discontinue and groundwater will restore to its normal levels. As noted above, all tie-down anchors will be in place and secured tightly prior to deactivation of the dewatering system. All water discharged from the site is treated for proper pH levels per the Maryland Department of Environment (MDE) requirements.

Street Lighting Added – Lighting Levels Increased

Additional street lighting has been added along Reddie Drive and Triangle Lane. The lighting levels have been increased as a measure of safety as the daylight diminishes during winter months and in conjunction with the upcoming holiday season.

Administrative Preparations

The Contractor, Architect, Developer, and Montgomery County Department of Transportation (MCDOT) are busy exchanging and reviewing detailed submittals to ensure strict compliance with project specifications and all applicable building codes. In all, over 2,000 separate submittals will be developed, exchanged, and reviewed by the project team. No construction is permitted to proceed until all related material submittals, craftsman qualifications, testing, and Quality Assurance/Quality Control has been approved.

Upcoming and Ongoing Activities

- Building foundation excavation and disposal of excess soils.
- Placement of concrete footer for the South Tower Crane.
- Installation of foundation tie-down anchors.
- Support of Excavation including placement of lagging boards and tie-back anchors.
- Hydraulic testing of tie-back anchors.
- Hydraulic testing of tie-down anchors.
- Monitoring Inclinometer stations for movement.
- Testing of all soils before hauling offsite.
- Testing and monitoring of groundwater discharge.



South Tower Crane Foundation



Completing Excavation at the North End

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