



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 New Year from MCDOT and the Wheaton Project Team

Look Ahead - Week of December 31, 2017 to January 6, 2018

Executive Summary

The project continues to track on-schedule and within budget.

Arrival of South Tower Crane Requires Temporary Closure of Reedie Drive

The new 14-story building will require two (2) tower cranes to construct. One tower crane will be situated at the south end of the site near Reedie Drive and the second tower crane will be situated at the north end of the site near the construction field offices.

As noted in the last report, the south tower crane is scheduled to be delivered and erected over the weekend of January 6, 2018. The concrete foundation for the crane was placed this past week.

The tower crane delivery and erection will require a temporary 2-day closure of Reedie Drive to allow for a large mobile crane to stage (set-up) in Reedie Drive at the south end of the job site, offload, and erect the south tower crane. This two-day activity is a critical milestone in the project development.

The temporary 2-day closure of Reedie Drive will be limited to the area between Triangle Lane and Grandview Avenue. **Access to Triangle Lane will be provided at all times.** Signs will be posted alerting motorists to area of closure.

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

Building Foundation Excavation Advances to the Bottom of the Hole

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 Reedie Drive and continues to advance to "footer elevation" at

the north end of the site, opposite Lot 13. All excavation is scheduled to be completed by January 28, 2018; weather permitting.

Follow Project Progress via the Project Camera

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

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). All building excavation is scheduled to be completed by the end of January.

Tie-Down Anchors

The contractor will pursue 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 lock-down nuts. Tie down anchors are installed to resist expected 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 duration of 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

- Temporary 2-day closure of Reddie Drive between Triangle Lane and Grandview Avenue.
- Delivery and erection of 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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