



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 February 25 to March 3, 2018

Executive Summary

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

Demolition of the Mid-County Regional Services Center Building

Demolition of the Regional Services Building commenced on Monday, February 12.

Currently, the contractor is carefully dismantling the westernmost exterior wall of the Regional Services Center (RSC) building adjacent to the adjoining building. (see photo)

Mass (exterior) demolition of the RSC will be accomplished by means of a hydraulic excavator with a pinching (grabbing) attachment that will "chew" away at the building. The area immediately to the demolition will be protected by fencing and plywood barriers. WMATA has reviewed and approved the building demolition plans including areas near WMATA operations.

Traffic operations along Reddie Drive will not be affected and pedestrian movement will remain unchanged with the exception of closure of the "cut through" walkway immediately adjacent to the Regional Services Building leading from Reddie Drive to the Metro stairs. Signage will be posted.

Temporary Closure of Reddie Drive

The contractor is requesting a 7-hour temporary closure of Reddie Drive on Saturday, March 3 from 5 AM to Noon, to airlift heavy equipment out of the hole. This temporary closure will not affect Grandview Avenue or Triangle Lane.

Foundation Construction

Construction of the building foundation units is underway (see photo).

The contractor has constructed the individual footer units that are tied into underlying rock via tie-down anchors. Upon completion of the geothermal piping network, the contractor will commence with placement of the buildings' bottom slab, known as the "hydrostatic slab". Placement of the hydrostatic slab will commence within the next 3 weeks.

Recovery and Connection of the Geothermal System

The process of recovering the one hundred-fifty (150) geothermal wells, installed earlier in the project, is complete. The wells were pressure tested and flushed with clean water. The contractor will continue the process of joining wells together in 15 well circuits for tie-in to the future building energy system. The piping for the geothermal system will connect to a common manifold inside the building. The system will interface with the building mechanical system by way of the manifold.

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.

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.

Follow Project Progress via the Project Camera

A camera has been installed to view construction on the site. ***Click here*** to access the camera.

Upcoming and Ongoing Activities

- Seven (7) hour closure of Reddie Drive on Saturday, March 3 from 5AM to Noon.
- Foundation construction continues.
- Placement of foundation hydrostatic slab commences.
- Horizontal piping for Geothermal System continues.
- Monitoring Inclinometer stations for embankment movement.
- Monitoring 3-D survey points.
- Testing and monitoring of groundwater discharge water.

Project Milestone Schedule

Activity	Complete
Building Excavation	January 2018
Demolition of RSC	March 2018
Building tie-down anchors	March 2018
Foundation Construction	Summer 2018
Utility Installation	August 2018
Town Square	Summer 2019
Building top-out	August 2019
Building close-in	October 2019
Interior build-out	Spring 2020
Substantial Completion	May 2020
Move-in (occupancy)	Summer 2020



Demolition of the northernmost wall of the Regional Services Center (RSC)



Foundation construction

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