



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 January 14 to January 20, 2018

Executive Summary

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

Arrival of South Tower Crane Requires Temporary Closure of Reddie 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 Reddie Drive and the second tower crane will be situated at the north end of the site near the construction field offices.

Delivery and assembly of the south tower crane was postponed last week and will instead take place on Saturday (Jan. 13) and Sunday (Jan. 14). The concrete foundation for the crane (shown in photo) was placed two weeks ago.

The tower crane delivery and erection will require a temporary 2-day closure of Reddie Drive to allow for a large mobile crane to stage in Reddie Drive at the south end of the jobsite, 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 Reddie 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.

Construction of the foundation for the north tower crane is underway (see photo). 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 is nearly complete. The excavation has reached "footer elevation" at both the north and south ends of the site. Excess soils must now be removed from the hole. A special "long stick" excavator will arrive next week to finish the job. 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 late-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

Excavation for the building foundation is nearly complete. The contractor has reached sub-grade elevation throughout the hole. Excess soils, stockpiled in the hole, must now be removed. A special “long-stick” excavator will arrive next week to finish the job.

Tie-Down Anchors

As the excavation reached the bottom of the hole, the contractor started with installation of the first group of foundation tie-down anchors. In all, one hundred sixty-nine (169) foundation tie-down anchors will be installed 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 (see photo). 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 since the duration of daylight diminishes during winter months.

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 Dr. between Triangle Ln. and Grandview Ave.
- Delivery and erection of south tower crane.
- Construction of the foundation for the north tower crane.
- Installation of foundation tie-down anchors.
- Completion of Support of Excavation including lagging boards and tie-back anchors.
- Hydraulic testing of tie-back anchors.
- Hydraulic testing of tie-down anchors.
- Monitoring Inclinometer stations for movement.
- Monitoring 3-D survey.
- Testing of all soils before hauling offsite.
- Testing and monitoring of groundwater discharge.



South tower crane foundation



Foundation for north tower crane under construction



Embedded tie-down anchors at the north end of the site

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