



## **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 7 to January 13, 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. A 202-foot tall tower crane will be situated at the south end of the site near Reddie Drive and a second 305-foot tall 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. The concrete foundation for the crane 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 (set-up) in Reddie Drive at the south end of the jobsite, offload, and erect the south tower crane. This 2-day activity is a critical milestone in the project development and is dependent upon reasonable weather conditions.

### **UPDATE**

The weekend closure of Reddie Drive to erect the south tower crane may be affected by the recent spate of high winds and near-zero temperatures. If so, the operation will be postponed and rescheduled for the weekend of January 13. Currently, all systems are prepared to proceed for the morning of Saturday January 6; however, high winds could cause the postponement to next weekend.

Erection of the 202-foot high tower crane requires close and steady coordination between the crane operator and the ironworkers as they must thread bolts to connect the vertical sections of the tower crane while working high in the air.

This high-wire work requires careful and steady positioning of the tower crane sections as they are rigged and hoisted into place by the mobile crane stationed on Reddie Drive. High winds may result in unsteady conditions and could cause the postponement and rescheduling of the tower crane erection if the mobile crane operator and ironworkers deem conditions to be unsuitable for the work.

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.

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

### **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 Reddie Drive and continues to advance to "footer elevation" at the north end of the site. All excavation is scheduled to be completed by January 28, 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 is moving forward 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. Installation of the tie-down anchors will require 7 weeks to complete.

## **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 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**

- Weekend of January 6: Temporary 2-day closure of Reddie Drive between Triangle Lane and Grandview Avenue, weather permitting.
- Delivery and erection of south tower crane on January 6, weather permitting.
- 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 off-site.
- Testing and monitoring of groundwater discharge.



South Tower Crane Foundation



### **Completing Excavation at the North End**

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