



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 June 7 to June 13, 2020

Overall Project Status

The project is holding steady at 99-percent complete. As noted over the past 6-weeks the impacts of COVID-19 have led to a revised Substantial Completion of mid-to-late June. This past week showed a second straight week of no confirmed or suspected COVID-19 on the site. The contractor will continue its diligent efforts to enforce all CDC guidelines as well as continue with the additional incremental measures noted earlier.

In spite of consecutive good weeks, several subcontractors previously hit hard with confirmed COVID struggle to rebound. This includes Perlelectric (electrician), CJ Coakley (drywall), Sparkle Painting, and Kensington Glass, an interior glazing contractor. As noted in the last update, Clark Construction has brought on additional contractual resources to assist in the project closeout to wrap-up all work before the end of June.

A current Punch-Out schedule shows all punch out work targeted to be completed by June 18 for work covered under the Turnkey Contract. This translates to a likely Substantial Completion in mid-to-late June. Installation of IT and Security are lagging behind by this date by several weeks due to effects of COVID and other work interruptions.

COVID-19 Precautions

Clark Construction, (builder), Stonebridge Carras, (Developer), and O’Connell & Lawrence, Inc., the County’s project management team, have been working to assure a safe and virus-free workplace. However, in spite of best efforts, and largely outside the control of the workplace, the number of reported, confirmed, COVID-19 infections affecting the workforce reached 30. Clark’s continued efforts has staved-off the virus over the past two-weeks.

Incremental COVID -19 precautions:

1. Clark requires its workforce and that of its subcontractors to remain in full compliance with CDC guidelines including social distancing, communication and reporting of proximity to the virus including family members, friend, and coworkers.

2. Gloves are a PPE requirement in addition to eye protection, hard hats, vests, and work boots.
3. Clark positioned 12- handwashing stations at outside porta potties and at elevator lobbies for convenient and frequent hand washing.
4. Clark is monitoring and managing the total daily number of personnel on the jobsite to ensure social distancing is not comprised by personnel numbers alone.
5. Clark hired a FTE (fulltime personnel) to monitor social distancing, check on all handwashing supplies to ensure adequate soap and paper towels, and to carefully monitor onsite personnel for appearance of sickness. Additionally, this FTE is a first-line of communication between employees on the jobsite and Project admin staff.
6. Clark instituted a policy that the building will be open Monday – Thursday and closed Friday through Sunday, a period of three (3) days, to minimize a virus survival.
7. Clark has mandated, that beginning Monday, April 13, all personnel MUST wear facial covering.
8. Beginning Monday, April 13, jobsite personnel will be questioned by Foreman as to whether family members are sick, if the employee is showing any signs of COVID, any recent travel including family members, any family member with fevers or other signs of COVID.
9. The building HVAC system, although not fully operational at this time, is programmed to bring-in 50-percent of outside air.
10. Clark developed a communication protocol that notifies all Key personnel if/when a COVID proximity is noted. At which time, an IMMEDIATE investigation launches.
11. Protocols for social tracing and quarantine are followed.
12. Clark, Stonebridge, O’Connell & Lawrence, and DOT are at the heart of the communication network.
13. Clark Construction added a second fulltime COVID-19 monitor to further enhance CDC guidelines by observing face masks and social distancing.
14. Clark now requires two points of entry to the project and questions each member of the workforce with three fundamental questions concerning employee exposure, recent activities, and current symptoms, if any.
15. Added a fulltime cleaning staff.

SPECIAL NOTICE

Roads

Reedie Drive, Grandview Avenue, Triangle Lane, and Ennalls Ave are all newly paved with new lane markings. (see photo).

Lot 13

Lot 13 is actively being rebuilt to restore the parking availability that was encumbered by the worksite. A new thoroughfare between Triangle Lane and Grandview is being created, new ADA compliant sidewalks along the north and east side of the lot are being built, new paving will be installed, meters will be removed, and a new revenue collection system will be installed.

This effort will double the surface-lot parking capacity over what existed during the past 37-months of construction.

Please expect intermittent closures of the Lot 13 as DOT undertakes this construction. All work related to this effort is expected to be completed by early-July.

Office Building Status

Interior Construction

- Interior construction is wrapping up.
- First floor lobby area completing
- Second floor interior completing.
- Punch list work and all interior finishes will continue into early-June.
- The interior of the building will be punched-out by June 18.

Major Building Systems

- Major building systems commissioning complete with the exception of punch list.
- In all, roughly 350 mechanical, electrical, and plumbing systems are commissioned.
- Installation and programming of the fire alarm system is completed and being tested.
- Final inspections and permit closeout (>25-permits) underway and coordinated with DPS.

Elevators

- In all, eight (8) elevators will be active in the building.
- There are six (6) elevators in the main lobby and two (2) elevators to serve the four-story underground garage.
- Overall, elevator installation is >99-percent complete.
- Elevator inspections continue.

Furniture

- Systems furniture (workstations) installation is complete.
- In all, 800-workstations will be installed to support the workforce.
- Conference room furniture arrived this past week.
- Training room furniture due this week.

Move-in

- Move- in dates are being re-evaluated and will likely be revised based upon the resumption of Return to Work (RTW) policies for both Montgomery County and MNCPPC personnel.
- Boxes have been ordered and will be available to departments within the next week.

The building tenants include:

- Maryland National Capital Park and Planning Commission (M-NCPPC)
- Montgomery County Department of Permitting Services (MCDPS)
- Montgomery County Department of Environmental Protection (MCDEP)
- Mid-County Regional Services Center - Wheaton Urban District
- Community Use of Public Facilities (CUPF)
- Montgomery County Health and Human Services (HHS)
- Montgomery County Department of Recreation (REC)

- Development of the move-in schedule is underway

Building IT System

- Installation of a Passive Optical Network (PON) is 75-percent complete.
- The eighth-floor Data Center is fully commissioned and awaiting racks.

Security System

- Installation of the building Security System is 75-percent complete.

Town Square

- Construction of the Town Square is Substantially Complete. (see photo)
- Wi-Fi and security installations will commence this week.



June 7, 2020

Follow Project Progress via the Project Camera

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

Project Milestone Schedule

Activity	Completion Date
Demolition of RSC Bld.	Complete
Building tie-down anchors	Complete
Geothermal Piping	Complete
Foundation Construction	Complete
Building Reaches Street Level	Complete
Utility Installation	Complete
Town Square	Complete
Building top-out	Complete
Building Close-in	Complete
Building Skin	Complete
Interior build-out	June 2020
Substantial Completion	June 30, 2020
Move-in (occupancy)	Summer 2020

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