



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 March 22 to March 28, 2020

Overall Project Status

The project is currently 95-percent complete.

Special Note

The manufacture of systems furniture has halted in New York due to a Governor mandated work stoppage in the state. The lack of systems furniture will negatively affect Use and Occupancy of the building as all systems furniture is required to be in its permanent position as a condition of establishing ingress and egress, which is critical to obtaining Use and Occupancy. The extent of the delay is currently unknown. Otherwise, all interior construction remains on schedule to wrap-up during the week of April 27 followed by a month-long punch-out process.

COVID-19 Precautions

Clark Construction, (builder), Stonebridge Carras, (Developer), and the County's project management team have been working tirelessly to assure a safe and virus-free workplace. Thus far, the effort has proved successful, as NO cases of Covid-19 have been reported within the workforce or on the jobsite.

All jobsite personnel are closely following CDC Guidelines for social distancing, personal hygiene, and reporting. The CDC guidelines have been distributed to all subcontractors and are the subject of routine meetings. Handwashing stations have been brought to the site, situated near porta-potty's, and in the elevator lobby for convenient and frequent hand washing. The contractor is cleaning surfaces such as tabletops, workstations, etc. Large areas are cleaned to quell the potential spread of virus.

COVID-19 Impacts

As noted above, the manufacture of systems furniture (workstations) has halted in New York as the entire state is under a Governor issued work shutdown mandate. The effect to the completion of the project is currently unknown.

Roadway Work

Veirs Mill Road - Sanitary Sewer construction continues along the west side of northbound Veirs Mill Road between the entrance to the WMATA bus loop and Reddie Drive. This work is expected to complete within the next two-weeks, weather permitting.

Reddie Drive - Work in Reddie Drive causing the one-way westbound configuration will continue through March. The contractor is placing the new south curb line from Georgia Ave to the Town Plaza and new sidewalk construction along both the north and south sides of the road.

Grandview Avenue - Grandview Avenue remains very busy with construction related traffic. Patching and resurfacing of Grandview Avenue is scheduled for paving in early spring 2020. A Special Notice will be issued in advance of resurfacing.

Intersection of Grandview Ave and Reddie Drive – The final configuration of the intersection awaits the construction of a center island to be built in the upcoming weeks. In its final configuration, westbound traffic along Reddie Drive from Georgia Ave will be required to turn RIGHT onto Grandview Avenue. No left turns will be permitted towards Veirs Mill Road. (See Photo).

Triangle Lane – At present there is no construction along Triangle Lane. However, Triangle Lane is scheduled for resurfacing in early April 2020. A Special Notice will be issued as this night-work activity approaches. No closures of Triangle Lane will be permitted during normal business operation hours.

Office Building Status

Interior Construction (See Photo)

- Interior construction is active on all floors of the building.
- Interior construction is substantially complete through the 9th floor.
- Office framing is complete.
- Interior door installation nearing completion.
- Painting continues throughout the building.
- Cabinet construction (millwork) underway.
- Ceiling installation underway.
- The building “sports” open ceilings in large work-areas where employees work in an open-space concept.
- All interior construction is scheduled to wrap-up during the week of April 27

Major Building Systems

- Major building systems such as the electrical system and boiler are up-and-running.
- The sprinkler system is flushed.
- HVAC have started.
- Boiler system successfully cranked-up this past week.
- Solar system installation has started.

- Parking Guidance system nearly complete.
- Parking guidance system installation nearly complete.
- Commissioning of all major building systems is underway and 60% complete.
- Commissioning is a term used for the fine-tuning of major building systems such as electrical, HVAC, piping, etc.
- The fire alarm system installation is underway.
- Testing the fire alarm system is a key condition of Use and Occupancy (U&O).
- Installation and testing of the fire alarm system under the watchful eye of the County's Fire Marshall.

Building finishes

- Finishes such as painting and flooring are underway throughout the building (See Photo).

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.
- The machinery and structural elements for the elevators is complete.
- Elevator cabs are installed.
- Overall, elevator installation is 90-percent complete.
- Two (2) main lobby elevators are now operational for construction purposes.

Furniture

- Installation of the 800-workstations is underway, (See Photo).
- Systems furniture (workstations) is installed through the 9th floor.
- In all, 800-workstations will be installed to support the workforce.
- The manufacture of systems furniture has halted in New York due to a state shutdown.
- At present, little is known about the startup of furniture production and delivery.
- This will affect building Use and Occupancy.

Move-in

- Move-in of the new tenants is scheduled to start in mid-June 2020 and conclude in August 2020. This schedule is subject to the effects of the furniture manufacture shutdown in New York due to a state mandated work stoppage.

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 underway

Security System

- Installation of the building Security System is underway

Town Square

- Construction of the Town Square is 85-percent complete.
- Construction of the new elevated concrete walkways from Georgia Ave to the Town Square and from the Town Square to the WMATA tower is complete.
- Installation of new door leading from the WMATA tower to the elevated walkway is complete.
- Installation of hand-rails underway.
- Construction of the Amphitheatre terracing will continue this week.
- Foundation for the stage is complete.
- Stage construction is underway.
- Installation of underground conduits for lighting and security will follow backfill.
- Planting of the bio-retention areas has started.



March 22, 2020

To access more Wheaton project photos, [click here](#)

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	Spring 2020
Building top-out	Complete
Building Close-in	Complete
Building Skin	Complete
Interior build-out	April 2020
Substantial Completion	May 30, 2020
Move-in (occupancy)	Summer 2020

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