



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 May 17 to May 23, 2020

Overall Project Status

The project is holding steady at 98-percent complete. The impacts of COVID-19 continue to hamper progress on the site as it directly affects labor and materials. Over the past several weeks, the project experienced an uptick in reported cases of COVID-19; this past week was relatively active in reporting confirmed and suspected COVID-19. Consequently, a number of active subcontractors have indicated they will take a short absence from the jobsite beginning this week. This list includes CJ Coakley, the sheetrock subcontractor; Perelectric the electrical contractor; Sparkle Painting, the painting subcontractor; and Kensington Glass, an interior glazing contractor. The effects of this will be summarized in the next report.

Consequently, he anticipated Substantial Completion Date remains fluid. Our last report indicated a revised Substantial Completion date of June 30, had been requested by the General Contractor. While no additional requests been received (as of this report), the Project Management Team, after examination of impacts, believes mid-July may be a more reasonable target, knowing what is known today.

The Contractor continues to track the following labor, material, and logistics impacts at this time:

Material Impacts

- Stage lighting delivery pushed to late-May.
- Aluminum grills at the main lobby delayed due to regional work restrictions.
- Building wayfinding signage fabrication delayed due to regional work restrictions.
- Building lighting controls delayed due to regional work restrictions.
- Storefront glass fabrication delayed due to regional work restrictions.
- Interior glass fabrication delayed due to regional work restrictions.

Labor Impacts

- CJ Coakley – Drywall, reports a labor shortage.
- Kensington Glass reports a labor shortage.

- Potomac Millwork reports a labor shortage.
- General Woodworking reports a labor shortage.
- Perlelectric reports a labor shortage.
- Sparkle Painting.

Logistics Impacts

The electrical inspector and Architectural/code inspector with the Department of Permitting Services (DPS) have recently stated that the building itself cannot obtain final sign off until ALL security and IT wiring has been completed in the building and through the furniture. This requirement could further push the Substantial Completion to mid-July. This current inspector directive is not as the Project Team outlined with DPS last year regarding finals and Substantial Completion. Generally, it was understood that the building could be “Substantially Completed” and then the third party contracts (furniture, IT, security) could extend past that date (our July 31, 2020 date). An upcoming meeting with DPS will address this.

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 has grown to nearly twenty.

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

Roadway Work

Veirs Mill Road - Work complete. Last report.

Reedie Drive – Work will continue in Reedie Drive this upcoming week. Full depth excavation has resulted in multi-phasing of work along Reedie Drive between Georgia Avenue and Triangle lane. This will continue in the upcoming week.

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, following a restoration inspection by the Department of Permitting Services. A Special Notice will be issued in advance of resurfacing.

Intersection of Grandview Ave and Reedie Drive – The final configuration of the intersection has been completed except for final paving and lane markings. The final geometry requires westbound traffic along Reedie Drive from Georgia Ave to turn RIGHT onto Grandview Avenue. No left turns will be permitted to Veirs Mill Road.

Triangle Lane –The schedule for repaving Triangle Lane is forthcoming. A Special Notice will be issued as this activity approaches. No closures of Triangle Lane will be permitted during normal business operation hours.

Office Building Status

Interior Construction

- Interior construction is active on all floors of the building with floors 3- 13 complete.
- Interior construction is substantially complete through the 14th floor except for finishes.
- Substantial Completion for interior finishes will continue into late-June.

Major Building Systems

- Major building systems are commissioned 95-percent.
- Commissioning is a term used for the fine-tuning of major building systems such as electrical, HVAC, piping, etc.
- In all, roughly 350 mechanical, electrical, and plumbing systems are commissioned.
- Major building systems such as the cooling tower, electrical system and boiler are up-Installation and programming of the fire alarm system 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 on floors that remain under construction.

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 >97-percent complete.
- Awaiting for the State of Maryland Elevator inspections as a condition of U&O.

Furniture

- Systems furniture (workstations) is installed through the 14th floor.
- In all, 800-workstations will be installed to support the workforce.

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.

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.
- The eighth-floor Data Center is fully commissioned and awaiting racks.

Security System

- Installation of the building Security System is underway.

Town Square

- Construction of the Town Square is 98-percent complete (see photo).
- 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 polished aluminum hand-rails; complete
- Installation of lights along the elevated ramps; complete
- Construction of the Amphitheatre terracing including sod, is complete.

- Stage construction is well-underway.
- Planting of the bio-retention nearly complete.



May 17, 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	Spring 2020
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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