



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 15 to March 21, 2020

UPDATE: GRANDVIEW AVE ROAD CLOSURE BULLETIN

The contractor mobilized a crane on Saturday, March 14, as planned, however the crane experienced a malfunction and was forced to demobilize. Another attempt will be made this coming Saturday, March 21, to close Grandview Avenue, mobilize a crane, and hoist material to the building rooftop.

Overall Project Status

The project is currently 93-percent complete and on-schedule for a May 31, 2020, Substantial Completion. All interior construction is scheduled to wrap-up during the week of April 27 followed by a month-long punch-out process and Use and Occupancy (U&O) process.

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. Precast concrete barriers have closed-off the westernmost northbound lane to allow for a deep excavation to up-size the existing sanitary sewer line from 8-inch to 10-inch. This work will complete in later this month.

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 as well as new sidewalk construction along both the north and south sides of the road.

Grandview Avenue – **SEE SPECIAL ROAD CLOSURE BULLETIN ABOVE** - 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 re-construction of the intersection of Reddie Drive with Grandview continues. A center median will be constructed as the final step to establishing this new intersection. 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 Floor 7.
- Office framing is complete.
- Interior door installation underway.
- Painting continues throughout the building.
- Cabinet construction (millwork) underway.
- Ceilings are being hung in areas of the building to receive ceilings.
- 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 on the 3rd, 4th, 5th, and 6th floors.
- In all, 800-workstations will be installed to support the workforce.
- Installation of the workstations will complete in late May.

Move-in

- Move-in of the new tenants will commence in mid-June 2020 and conclude in August 2020.

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 handrails and lighting will start this week.
- Construction of the Amphitheatre terracing will continue this week.
- Foundation for the stage is complete.
- Backfill of the general area is underway.

- Installation of underground conduits for lighting and security will follow backfill.
- Stage construction to commence in 2-weeks.
- The bio-retention areas are complete, absent planting.



March 15, 2020

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

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	April 2020
Substantial Completion	May 30, 2020
Move-in (occupancy)	Summer 2020

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