



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 27 to February 1, 2020

Overall Project Status

The project is currently 89-percent complete and on-schedule for a May 31, 2020, Substantial Completion.

Roadway Work

Veirs Mill Road - Sanitary Sewer construction will continue in Veirs Mill Road over the next 9-weeks. This work will take place along northbound Veirs Mill Road between the entrance to the WMATA bus loop to Reddie Drive. The Contractor is working behind Precast concrete barriers in the easternmost northbound lane to allow for a deep excavation to up-size the existing sanitary sewer line. This work will require 9-weeks to complete.

Reddie Drive - Work in Reddie Drive causing the one-way westbound configuration will continue through February. The Contractor encountered numerous uncharted underground utilities in the bed of Reddie Drive causing a redesign of the new storm drain system causing delay to the work. Reddie Drive is expected to return to a two-way configuration in late-February to early-March 2020.

Grandview Avenue – Grandview Avenue remains very busy with construction related traffic. Patching and resurfacing of Grandview Avenue will be scheduled for spring 2020. New curb installation is occurring along the east-side of Grandview in the closed-off work zone. Ultimately Grandview Avenue will be repaved. A Special Notice will be issued in advance of repaving.

Intersection of Grandview Ave and Reddie Drive – The re-construction of the intersection of Reddie Drive with Grandview Ave is underway. New curb lines are being installed behind barriers and away from traffic. Ultimately, a concrete median will be constructed in the intersection to channelize traffic requiring westbound Reddie Drive traffic to turn-right on Grandview Avenue. The final activity will be repaving of the intersection. Repaving of the intersection will coincide with the repaving of Grandview Avenue. A Special Notice will be issued prior to the start of this work. 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.

Triangle Lane – Concrete barriers along Triangle Lane were removed last week. Triangle Lane is scheduled for resurfacing in spring 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.

Building Status

Building Skin (Outer surface)

- Installation of the building skin is 99-percent complete and scheduled for completion end-of-January 2020.

Interior Construction

- Interior construction is active on all floors of the building.
- Office space is being framed with sheetrock hung and interior door installation underway.
- Painting continues.
- 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.

Major Building Systems

- Commissioning of major building systems such as electrical, heating/cooling, mechanical commenced this past week.
- The building is now operating under permanent power, which is a major milestone in building construction. The sprinkler system, pumps for HVAC, and the HVAC system itself are undergoing commissioning including start-up, testing, and balancing.
- Start-up of major building systems will continue over the next several weeks.
- Commissioning is a term used for the fine-tuning of major building systems such as electrical, HVAC, piping, etc.
- The fire alarm system is being installed and will be tested prior to building occupation under the watchful eye of the Fire Marshall.

Building finishes

- Finishes such as painting and flooring will start shortly as the environment inside the building (temperature and humidity) become conducive for this work.
- The first carpet is expected in early-February.

Elevators

- In all the building sports eight (8) elevators.
- There are six elevators in the main lobby and two (2) elevators to serve the four-story underground garage.
- The machinery and structural elements for the elevators have been installed.
- The elevator cabs, fabricated offsite, will be delivered over the next two weeks.
- One of main lobby elevators will be activated to assist the construction process.

Furniture

- Workstations for the building have been ordered and are in fabrication.
- In all, 800-workstations will serve the buildings workforce.
- Installation of the workstations is expected to start in mid-February beginning on the lower floors of the building.

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)



January 27, 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	January 2020
Interior build-out	Spring 2020
Substantial Completion	May 30, 2020
Move-in (occupancy)	Summer 2020

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