



**US Army Corps  
of Engineers®**  
New York District

# BRAC 133 Office Complex

**Program Manager:** Sean Wachutka  
**Chief, Project Development:** Joanne Hensley  
**Sr. Construction Manager:** Daniel P. Ward

## Contract Information

**Contract #:** DACA 31-7-09-0067  
**Construction Manager:** USACE  
**Designers:** HKS, WBA, Studios  
**Contractor:** Duke Realty with Clark Construction  
**Award Date:** 25 November 2008  
**NTP Date:** 25 November 2008  
**Completion:** 15 September 2011  
**Duration:** 1,024 Days  
**Delivery Method (s):** (DB) Design Build/(BTS) Build to Suit  
**Funding Source:** BRAC 133 FY 08, 09,10,11

## Key Features

### Buildings

- 2 Interconnected Office Towers
- 1.75 Million GSF of office space
- Accommodates 6,409 Personnel

### Location

- I-395 & Seminary Road in Alexandria, VA
- Minutes from Pentagon & Washington DC

### Security

- Surrounded by clear zones & fenced perimeter
- Secure vehicle check-in stations
- Separate Remote Inspection & Delivery Facilities
- Minutes from Pentagon & Washington DC

### Transportation

- 3750 Parking Spaces
- Transportation Center with access to Metro Bus, DASH Bus & WHS Shuttle

### Special Features

- LEED—Pursuing LEED Gold
- “Smart-Wall” Tenant Planning System
- Surrounded by 44-Acre Winkler Botanical Preserve



Map Current as of  
October 4, 2010

Prepared By:  
Claudia Miranda



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# BRAC 133

**10-4-2010  
Day 346**

## AT A GLANCE

### Design

Scheduled: 100% Actual: 100%

### Construction

Scheduled 61%: Actual: 61%  
Workforce: Duke: 1175 Workers on Site

Man Hours: Duke/Clark reporting over 2,100,000 + man hours to date  
Estimate 3,000,000 man hours by end of project

## Project Activities:

- a. **Concrete:** Placed 68,824 cu yds of foundation footer, walls, columns, slabs, and elevated slab to date with 46,261 cu yds in the towers and 22,563 cu yds in the RDF/ North & South Garages.
- b. **Mechanical:** HVAC Equipment on the Roof: East Tower [ET] 95%. West Tower [WT] 99%. VFD's 97%. FPIU Units 98%. Leak Pressure Testing for piping 95%. Crac Units for TR's, CSR, NCX, and POP 98%. ET L2-17 & WT B3-15: HVAC Branch/FPIU, Duct Insulation, HVAC Piping Mains, Pipe Insulation, & Sprinkler Mains: all at 85%.
- c. **Main Ductwork:** ET L11-L17 99%. WT L8-L15 99%.
- d. **Electrical:** ET L15-L17 rough-in & conduit installation B2-L17 97%. WT L13-L15 rough-in & B3-L13 Conduit installation 97%.
- e. **Precast Panels:** South Garage Long leg 99%. North Garage and Sequence 1: 99%. Sequence 2 & 3: 47%.
- f. **Elevators:** ET Traction Low Rise Elev. 8 Cars (#22-29) 79%. Traction High Rise Elev. 8 Cars (#14-21) 59%. Traction Service Elev. 2 Cars (#30-31) 73%. WT Traction Low Rise 8 Cars (#6-13) 89%. Traction High Rise 4 Cars (#2-5) 50%. Traction Service Elev. 1 Car (#1) 75%.
- g. **Smart Wall Installation:** ET L11: 63% & WT L7: 53%.
- h. **Ceiling Grid Framing:** Thru ET B2-L11 & WT B3-L7: 53%.
- i. **ESS:** Pulling cabling E/W Towers & up to the 6th floor.
- j. **Spray Foam Insulation:** ET L17 & WT L13: 86%.
- k. **Design:** Bulletin 93/94 in for review of conference room templates for electrical & AED masks.
- l. **Commissioning:** Commissioning agent submitted the first group of 10 Functional Performance Tests [FPT] for review; an additional 10 should be provided by Friday. There are approximately 70 FPTs to develop for this project.
- m. **Utilities:** Focus is on completion of the Sanitary Sewer for submission/approval by Alexander Sewer Authority [ASA].
- n. **Furniture, Fixtures and Equipment [FFE]:** For package 6 (seat/equipment) we have approval to negotiate with our 8A (Alaskan) firm. Package 2 (storage) is ready to advertise. Package 5 (workstations, case goods) is under review.

## Key Upcoming Events:

- 10/07/2010** Next PLT meeting
- 10/08/2010** BIO PAO will be shooting a video of Mr. Slockbower during his site visit
- 10/13/2010** Industry Day for PKG 2 (Storage)

## Live Update:

<http://oxblue.com/pro/open/clarkconstruction/WHS>

## Current Photos (USACE only):

<L:\BRAC 133\009-BRAC 133 - Job Site Photos\BRAC 133 Progress Photos - Aerials\10-4-10>

## BRAC Photos by the Belvoir Integration Office:

<http://www.flickr.com/photos/belvoirphotos/>