



Dear Neighbors,

Progress Photos: Site Photo from 5/1/24 (left), Site Photo from 5/31/24 (right)

Clark Construction Group, LLC is proud to serve as a builder of the Tidelock – mixed-use residential project. Located at on North Fairfax St, the development consists of two, 9-story office-to-residential conversion buildings, one a for-sale condominium and the other a rental apartment complex. A new, 1-story retail and arts building will also be constructed. These new buildings will also share use of the existing 2-story below-grade parking garage.

As our team works to deliver this project, we are committed to being a respectful neighbor and community partner. As we continue to proceed, we wanted to provide you with a quick update on our construction operations to ensure that you are informed of the work ahead, and you know how to contact our project team with any questions or concerns you may have.

ONGOING CONSTRUCTION

In the month of May, Clark continued demolition throughout the three existing buildings. The interior demo activities – removing drywall, ceilings, and flooring, were completed within all three buildings. The exterior demo activities – removing brick and windows were completed on the 1111 building, with the remaining two to be completed in June. A mobile crane was brought to site to support in the exterior demolition activities. In addition, temporary stair towers were installed at each of the buildings. On the garage levels, existing concrete slabs were demolished to expose structural elements. This was done to allow for enhancements to the existing structure to support the new floors.

In the next month, demolition activities are expected to complete. The focus of the project will shift towards structural improvements on the existing columns and footings. Two tower cranes will be erected in June to assist in the structural enhancements and the subsequent added floors. In tandem with this, Clark will be installing overhead protection at the garage entrances at 1199 and 1001 N Fairfax. Also in June, Clark will begin construction on the exterior mockups for both the condo and rental buildings. These mock-ups will be constructed within the job site fencing, to the West of the existing buildings. Looking ahead into July, two material hoists will be erected. These hoists will transport material and manpower up the building.

As always, please reach out to us with any questions or concerns you may have.

Thank you for your continued patience and support!
- The Tidelock Project Team

CONTACT OUR TEAM

We are committed to being a responsive neighbor throughout the construction process. If you have a question or concern regarding our construction activities on the Tidelock project, please contact us via our dedicated project email address:

TideLockClarkTeam@clarkconstruction.com

PERMITTED WORK HOURS

The project team is dedicated to ensuring we are working in compliance with the City of Alexandria's noise ordinance and operating within permitted work hours.

Work Hours:
 7:00 AM to 6:00 PM (Mon - Fri)
 9:00 AM to 4:00 PM (Sat)

UPCOMING EVENTS

Tower Crane 1 erection – Week of 6/10: The tower crane erection will span several days, as an additional service crane will be brought to site to assist in the erection process. Temporary shores will be installed in the garage levels to support the added loads.

Tower Crane 2 erection – Week of 6/17

Hoist Erection – Tracking for 7/15