

Walz, Christine N (WAS - X75113)

Subject: FW: URGENT RESPONSE REQUIRED Re: Champlain at.
Attachments: IMG_3149.jpg; IMG_3150.jpg

From: Rich Wiedis [<mailto:wiedis@aol.com>]
Sent: Wednesday, March 25, 2015 4:51 PM
To: Christian Cronin
Cc: charles.hurpy@gmail.com; saullevin@aol.com; xmai.hua@gmail.com; dhsmsm@me.com; lhs462@gmail.com; ortizr@georgetown.edu; davidwrowland@hotmail.com; artman@box-a.nih.gov; benjamin.wallace@me.com; cbarahona@DCCOUNCIL.US; aaron@mindelmgt.com
Subject: Re: URGENT RESPONSE REQUIRED Re: Champlain at.

Hello Christian,

Thanks for this response, but I am afraid it is not adequate. As you can see from the attached pictures, taken, today, the intrusion onto the Erie's property has continued and has gotten worse. The attached photos show that your team has now exposed the Erie foundation to the elements. At no time did you notify our Association of your plan to expose the Erie foundation. Moreover, it appears that you have not taken any steps you to waterproof the area. This poses a high risk of water infiltration into our property.

With respect to the structural issues, I have also reviewed that attached foundation to grade permit. In my previous request I asked to see the engineering report that demonstrates the approval of this procedure. While I recognize that you have approval to excavate, we cannot tell from the permit what representations you made to the City about the planned procedure or if the city was informed of the actions that are shown in the attached pictures, including the exposure of the Erie foundation. I would like to see by tomorrow: 1) the actual foundation to grade permit drawings; and 2) the sheeting and shoring drawings. If I don't receive these, I will be forced to call the City and request a stop work order. Thank you for your prompt attention to this matter. Please feel free to contact me with any questions.

I would also note with respect to the debris that was thrown onto your property last night. that your team appears to have removed the debris including two mattresses and a dresser and simply placed the waste in the public street. Please take steps to remove the unwanted items.

Best regards,

Rich Wiedis

-----Original Message-----

From: Christian Cronin <christian@capcityre.com>
To: Rich Wiedis <wiedis@aol.com>
Cc: charles.hurpy@gmail.com; saullevin@aol.com; xmai.hua@gmail.com; dhsmsm@me.com; lhs462@gmail.com; ortizr@georgetown.edu; davidwrowland@hotmail.com; artman@box-a.nih.gov; benjamin.wallace@me.com; cbarahona@DCCOUNCIL.US; aaron@mindelmgt.com
Sent: Tue, Mar 10, 2015 6:07 pm
Subject: RE: URGENT RESPONSE REQUIRED Re: Champlain at.

Rich,

Please find attached our Foundation to Grade Permit. I understand that you may have concerns about the work going on next door and how it might impact your building. We have excavated our property based on approved OSHA standards and with the approvals provided by the attached permit. We have a

Board of Zoning Adjustment
Dispersal of Debris
CASE NO.19174
EXHIBIT NO.16J

structural engineer on site performing inspections and preparing reports to ensure that the structural integrity remains. If there is a concern, I reiterate that we would be happy to come inside the condo units and perform an inspection.

You mention encroachment on your property in the email below regarding excavation. We excavate up to the property line to properly build our footers and foundation wall. So I am confused by what you mean by "removed soil on the Erie property"? We have not dug under your building at all, which would be the only way to remove soil from your property.

If you are able to arrange a time for us to go over the plans again, I can have our construction manager join us and present to you all specifically our excavation procedures and the precautions taken to ensure the safety of both the building and people. I think that meeting would help the association feel better. Please let me know a few times that work for you all.

Thanks,
Christian

From: Rich Wiedis [<mailto:wiedis@aol.com>]
Sent: Tuesday, March 10, 2015 10:55 AM
To: Christian Cronin
Cc: charles.hurpy@gmail.com; saullevin@aol.com; xmai.hua@gmail.com; dhsmsm@me.com; lhs462@gmail.com; ortizr@georgetown.edu; davidwrowland@hotmail.com; artman@box-a.nih.gov; benjamin.wallace@me.com; cbarahona@DCCOUNCIL.US; aaron@mindelmgt.com
Subject: Re: URGENT RESPONSE REQUIRED Re: Champlain at.

Christian,

Thank you for getting back to me. I am attaching for your review three pictures of the construction site. I don't see anywhere on the construction site the "sheeting and shoring" that you reference below. Also, given that the excavation has removed soil that is on the Erie property, it appears that there is an unauthorized encroachment onto our property. Please take steps to cease and desist the encroachment immediately and to secure the party wall.

I appreciate your below representation that the activity is "standard procedure and approved." However, forgive me for not accepting this general and, to my knowledge, unsupported representation. I would like to see the engineering report and the specific government approval that addresses work on the Erie property and securing of the Erie foundation. Please provide this to me today. As I am sure you understand, I am simply trying to prevent an incident that will lead to further damage to our property and liability for you, your company and investors.

Best regards,

Rich

-----Original Message-----

From: Christian Cronin [christian@capcityre.com]
To: Rich Wiedis [wiedis@aol.com]
Cc: charles.hurpy@gmail.com; saullevin@aol.com; xmai.hua@gmail.com; dhsmsm@me.com; lhs462@gmail.com; ortizr@georgetown.edu; davidwrowland@hotmail.com; artman@box-a.nih.gov; benjamin.wallace@me.com; cbarahona@DCCOUNCIL.US; aaron@mindelmgt.com
Sent: Mon, Mar 9, 2015 4:43 pm
Subject: RE: URGENT RESPONSE REQUIRED Re: Champlain at.

Rich,

I appreciate the concern you all have. I am following up with our construction team on the particulars. In short, the foundation to grade and support of excavation have all been engineered and approved by professional engineers and DCRA reviewers. I understand the concern about seeing a foundation wall. Your building has been properly sheeted and shored. We are not building up to the property line. The excavation is going up close to your building so that we can layback during excavation. This is standard procedure and approved. We will then pour our foundation walls and backfill back in between the two buildings. There will be approx. 12' between our building and the Erie once completed. We have had an exterior survey completed of the existing structure before we started construction. If given permission by you all, we would be happy to do an interior survey of the units facing our site.

You may have noticed the No Parking signs posted the other day. We intend to complete the repaving of the road on Wednesday.

I told Aaron the other day that we will be repairing the EIFS this week. Let me get with construction and figure out exactly when that will be.

Thanks,
Christian

From: Rich Wiedis [<mailto:wiedis@aol.com>]

Sent: Monday, March 09, 2015 10:41 AM

To: Christian Cronin

Cc: charles.hurpy@gmail.com; saullevin@aol.com; xmai.hua@gmail.com; dhsmsm@me.com; lhs462@gmail.com; ortizr@georgetown.edu; davidwrowland@hotmail.com; artman@box-a.nih.gov; benjamin.wallace@me.com; cbarahona@DCCOUNCIL.US; aaron@mindelmgt.com

Subject: URGENT RESPONSE REQUIRED Re: Champlain at.

Christian,

When we met with Brian several months ago we were told that there would be a significant gap between the Erie and the new building on your property. Notwithstanding that representation, I noticed that the excavation project on your property has not only extended to the Erie's boundary but you have actually exposed a portion of the Erie foundation which was previously covered by soil. This raises several issues.

First, I see no effort to support the Erie foundation even though you appear to be excavating onto and beneath our property. Could you please immediately provide some additional detail as to what is occurring? Also, I would like to see the engineering opinion that you must have that discusses the effect of the excavation on the neighboring building and the methods you are using to support our foundation. Please provide this immediately. Second, as you know, we have already had one accident where your equipment has caused damage to the Erie exterior. The excavation is the second unauthorized intrusion onto our property. Please provide additional assurances that you will not be crossing the party line or causing additional damage to the Erie property and please let us know your plan for repairing the damage that has already occurred. I would also like to obtain a copy of your Builder's insurance and liability policy. Feel free to email this or you can bring a copy when we have our meeting. (I am still trying to find a date that works for our association.)

Finally, we still have not seen any action on the repair of the construction damage to Champlain Street. Can you please provide an update as to when the repairs will be made.

Best regards,

Rich Wiedis