

July 3, 2018

Attached please find our revised Construction Management Plan (CMP) which includes edits based on feedback from Michel Daley (119 Tennessee Ave, NE) and Alison Boyer (123 Tennessee Ave, NE) as delivered in their response to our draft. We appreciate this opportunity to demonstrate our commitment to remaining transparent, communicative, and open about how we plan to approach our home improvement/development project. Overall, we believe our first submission was a reasonable CMP and that this revision is an even stronger sign of our desire to complete this project safely, considerately, and quickly.

While we don't believe there is anything about this project that would call for additional restrictions or adjustments to existing regulations or require the construction process to be managed differently than other projects of its kind, we do understand that when individuals are directly affected by a project they may view the regulations a bit more critically and seek special accommodation. Where possible and reasonable, we are open to this. To that end, we have made edits to our CMP taking into account specific concerns of the opposition party in this case.

This cover letter addresses the stated concerns about our construction process. Any edits made to the final CMP as a result of these concerns are indicated in bold italics in the plan itself.

**1. Working hours**

- DCRA permits construction between 7 AM and 7 PM Monday through Saturday. We cannot agree to a blanket reduction of work hours or elimination of days on which we are allowed to work. Eliminating Saturday construction, specifically, would add weeks to the project, a preventable burden on all involved parties. If there are specific instances in which neighbors would appreciate special consideration (eg. day of a party), we hope they will reach out to us in that context. We will work with the contractor to keep noise to a minimum before 8 AM. This has been stated in the plan.

**2. Restroom facilities**

- There is no plan for a portable toilet. There will be an indoor toilet available for the contractors to use.

**3. General alley access**

- Language has been added to the plan addressing this, but we have no expectation that construction will impede alley access. If there is a need for the alley to be closed at any point (eg. cherry picker for tree branch removal) the contractor will follow all DC regulations for permitting and duration.

**4. DC safety vehicle access**

- While implied in the first draft, we have addressed it more directly in the final draft. Safety vehicles will not be impeded. We are all subject to the laws of the city.

**5. Construction debris dumpster**

- There is currently no plan for a dumpster. We have talked through the possible processes for managing construction debris disposal and the selected contractor will handle the issue professionally and appropriately. If the contractor requires a dumpster, they will follow all DC regulations for permitting and duration. This is addressed in the final plan.

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**6. Post-project clean up**

- As a family who regularly uses and cares for the alley, we are already committed to maintaining its current, pre-construction condition and have no issue making sure we leave it as we found it. This has been incorporated into the final plan.

**7. Contact information for issues/time away from property**

- We will make sure the party to this case has an appropriate way to contact us, likely how they contact us now, via email or phone. This intention has been added to the CMP. As indicated, contractor contact information will be provided once a contractor is selected and the project is scheduled.
- If immediate neighbors have a need to meet with us in person, they can contact us via phone or email and we will honor those requests, within reason, meeting them at 121 Tennessee Ave. or their properties. Though the location of our temporary housing ultimately will be dictated by availability of a space of that meets our needs and budget, we intend to stay close. We are committed to our community, not just our property; our life is here which is why we're doing this project in the first place. We have three children for whom we need to maintain some routine and normalcy. Additionally, it's important to be available to our architects and contractors and able to monitor the construction process and care for the property. This is our home.
- Whether we are in our home and immediately available or in a temporary space, we don't anticipate our neighbors will need to file construction complaints, especially since we are keeping the lines of communication open. In the unlikely event a complaint needs to be filed, DCRA has a formal process for this. Individuals filing complaints are responsible for that process and can find all of the information they need on DCRA's website.
- We have included the *estimated* project duration in the CMP. This estimate covers the full length of the project and is offered based on our architects' experience with these types of projects and initial conversations with potential contractors. We plan to stay in place during any phase of the project that allows for it, keeping our time away from home as short as possible, as displacement is a financially, physically, and emotionally burdensome requirement of the process. This is, however, a construction project, and so between any unforeseeable delays and the need to be cautious when it comes to the safety of our family and neighbors, we will remain out of the house for as long as it is necessary to get the job done right.

**8. Tree at the back of 123**

- We have addressed this in the final plan. If Ms. Boyer has any concerns about the health of tree in general it is incumbent upon her to have it inspected and inform us of the recommended ways to cut back the branches that extend beyond the property line if the situation is exceptional. Our plan assumes the tree is in good health and we will treat it with care.

**9. Formal Agreement/MOU for Damage Claims**

- There are existing vehicles in place to handle claims of damage caused to property during construction. Homeowners with insurance, architecture, construction, and engineering professionals, and the DCRA system are equipped to handle these types of projects and any issues that may arise as a result. We address insurance and pre-construction inspections in the CMP.

- *To the specific concern about damage to mortar:* The mortar on these historic homes requires tuckpointing to maintain the facade. Lime mortar has a typical lifespan of 50-100 years depending on environmental circumstances (sun, water, wind, earthquakes etc.). As noted in the plan, we will address any damage to neighboring properties caused by construction, which would be evident based on our pre-construction property inspections, but we will not agree to replace mortar that should be addressed as a maintenance issue by the homeowner. As proposed, this project should not adversely affect properly maintained brick or mortar of the adjoining properties.

We appreciate the time that our neighbors have taken to provide feedback and we are confident our letter and revised plan address their concerns. As we have been throughout this process, we will continue to be open to reasonable feedback and do our best to address any issues as they arise. Thank you for your time in reviewing our original CMP, this revision, and our case in general. We look forward to the next steps with regard to this process and a speedy and successful execution of our project.

v/r,

Patrick & Becky McGeehan



# OLD CITY DESIGN STUDIO

June 20, 2018

Construction Management Plan - *Final*  
121 Tennessee Ave NE

*Revised JULY 3, 2018 - Revisions in Bold Italics*

## 1. Preconstruction

- **Homeowner's contact information to be delivered to both immediate neighbors prior to their relocation.**
- Contact information for chosen contractor to be delivered to both immediate neighbors prior to construction.
- Prior to the start of construction, an on-site visual inspection and documentation of existing property to be performed for both immediate neighbors (119 Tennessee Avenue NE & 123 Tennessee Avenue NE). This document will assist in identifying concerns of any property damage that might occur through the construction process at 121 Tennessee Avenue NE. The inspection will be performed by the contractor and architect performing the work at 121 Tennessee Avenue NE. Alternatively the homeowners at 119 & 123 can have their own contractor, engineer or architect document the existing conditions at their own cost. This document will be shared with each party involved.
- Homeowner at 121 Tennessee Avenue holds liability insurance with a value of \$500,000. This policy, along with the General Contractor's insurance policy would cover any potential damages to neighboring properties as a result of construction.

## 2. Permits & work hours

- Building permit & trade permits to be displayed in front window of 121 Tennessee Avenue NE.
- Per DCRA guidelines, construction is allowed Monday thru Saturday between the hours of 7 am and 7 pm.
- **Construction noise will be kept to a minimum before 8 am**
- No work that requires a permit is allowed on Sundays or Holidays.

## 3. Project duration

- The project is expected to take 5 months. A majority of the work will be on the interior of the home.

## 4. Sequence of operations

The project will follow the traditional sequence of a small residential addition:

1. Interior demolition
2. Underpinning of rear wall (not along party wall)



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3. Interior and exterior structural framing.
4. Exterior sheathing and waterproofing
5. Window installation
6. Brick veneer
7. Siding, trim, roofing, gutters & downspouts.

### 5. Site access, staging and debris removal

Access to the project from alley:

- No parking in alley.
- **Access to alley will be clear of obstructions at all times.**
- Alley shall not be blocked by vehicles at any time.
- Driver of vehicle must remain with vehicle at all times during material delivery or debris removal.

Access to the project from Tennessee Avenue:

- Parking is allowed only in approved spaces.
- No double parking on Tennessee Avenue.
- Tennessee Avenue shall not be blocked by vehicles at any time.
- Driver of vehicle must remain with vehicle at all times during material delivery or debris removal.
- **DC safety vehicles will not be impeded by construction vehicles.**

Staging and debris removal:

- No storage of materials or debris in front yard or alley.
- Staging or materials and debris to be inside of the house or in the rear yard at 121 Tennessee Avenue NE.
- If required by the contractor, dumpster will be located on Tennessee Avenue with appropriate occupancy permit issued from the Department of Transportation.
- **Duration of dumpster occupancy will meet DOT standards.**
- To avoid rodents, food waste must be disposed of separately from construction debris. Food waste shall be placed in a trash can with trash bag and lid and removed from site daily.
- Neighbor's yards will be inspected daily for jobsite trash and debris and will be cleaned immediately.

### 6. Other considerations

- Scaffolding to be constructed in the rear yard of property at 123 Tennessee Avenue prior to framing of wall along party line for protection of property and construction of brick veneer wall. Scaffolding will be inspected daily. Scaffolding to be promptly removed after veneer wall is constructed.
- Scaffolding to have heavy duty black debris mesh fire retardant safety netting to inhibit the movement of dust during the construction process.



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- All required construction inspections will be performed by a DCRA approved 3rd party inspector: Laurenco Consultants, 5171 MacArthur Blvd., NW, suite 100, 202.966.0042.
- During construction, water from existing and new roofs to be captured and diverted to run off to alley.
- ***At the completion of construction, the alley will be swept clean and returned to its original condition.***
- ***Tree branches, extending over the property line will be cut back as necessary for the construction of the addition. This will be done so as not to threaten the life of the tree.***