

McKEEVER QUARTERLY

SEPTEMBER 2015



- Phase I and II Inspections
- Environmental Assessments
- Environmental Remediation
- Due Diligence
- Construction Strategy
- Code Consulting
- Fire Protection
- Building and Occupancy Permits
- Structural Engineering
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Welcome to McKeeever Quarterly!

Founded in 1974, McKeeever Services Corporation (MSC) serves as the Greater Washington Metropolitan Area's premier construction consulting firm focused on jurisdictional and regulatory mandates. We provide Owners, General Contractors, and Architects and Engineers, a comprehensive range of preconstruction planning/site review; permitting services, peer review; geotechnical engineering; bond acquisition, management and release; inspections and testing services; and environmental consulting.

MSC focuses on being an effective advocate, advisor, and consultant for compliance with government regulations and helps clients navigate the best possible path to expedite construction projects to save money and time.



Permitting Techniques Start Project Ahead of Schedule

Total Wine and More needed to renovate their corporate headquarters in Bethesda and came to MSC for help at the end of February. The renovations were designed to create a more functional workflow environment for the employees. Commercial alterations were necessary on all five floors, and covered approximately 93,000 square feet.

Amy Harrelson developed a permitting strategy that involved submitting interior demolition plans for all the floors to Fast

Track for same day permit issuance, and submitting main building permit sets, covering all five floors online via ePlans. This method yielded quick results for demolition, as she was able to get the permits for all five floors within two days.

On May 22nd, the main permit for the building was issued. As Total Wine completes the renovation, Amy is adding the finishing touches by securing individual floor system furniture permits via Fast Track.

MSC Steps in to Save Project Deadline for Matchbox

Matchbox came to McKeever Services for permitting services in April on a new restaurant opening in Loudoun County. The construction and permitting process had already started. However, complications within the processing had occurred between the original permitting agency,

and an out of state architect not familiar with local requirements. Matchbox needed McKeever Services (MSC) to complete the permitting process and ensure the project remained on schedule. This presented a unique set of concerns that made communication with Matchbox,

MSC Steps in to Save Project Deadline for Matchbox (continued)



Loudoun County, and the design team essential for a smooth transition. MSC corrected paperwork and spoke with reviewers to work out how best to create a plan to achieve Matchbox’s aggressive deadlines. One of the main delays was an outdoor fire feature which lacked the proper documentation for future maintenance, safety of flame, and certification of flame. MSC project managers thought the best

way to avoid holding up the project was to remove the fire feature from the plans to expedite permit issuance. The permit was issued two days prior to Matchbox deadline. (MSC) was able to complete the project in less than a month. The new restaurant is expected to open this summer. A separate application for the external flame was submitted so that the fire feature may be added at a later date.

Quality Permitting Services Ensures Completion of Complex Project

Lincoln Property is planning to build a 489,000 square foot apartment building complete with a parking garage, lounge area, and exercise room in Discovery Square, Herndon. McKeever Services was hired to handle the task of acquiring building permits in 2013. The challenge for this project is that the building as a whole, as well as each section between firewalls, floor, and room units require separate permits. Since the rooms will be

built as future homes, each room must be cleared for occupancy. Jeff Adler was able to complete the last phase of the permitting process in February 2015. He expedited the process by submitting the plans for each unit in parallel rather than sequentially. This ensured the project could be processed quickly. The new apartment building is expected to open to future residents in early 2016.

MSC to Exhibit at D.C. Design

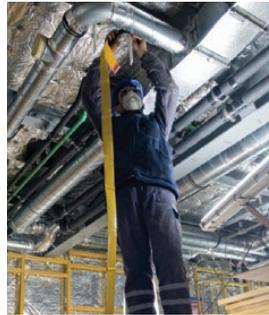
McKeever Services will be exhibiting during the D.C. Design Event from September 23rd-24th at the Walter E Washington Convention Center. Stop by booth #224 from 4:30 – 6:30 p.m. on September 23rd or 8:00 a.m. – 4:00 p.m. on the 24th to introduce yourself and discuss upcoming projects.

Unique Renovation Project to Leave Impression on Washington D.C. Visitors

Museum of the Bible plans on converting an old refrigeration warehouse on 300 D Street SW in Washington D.C. to become a new exhibit. Extensive renovations will be required, and will include a curved glass rooftop. David Fontana began the multiple permit process in late 2014 with the main building permit submission in March 2015.

All permits (shoring, foundation, DDOT public space and building permit for addition and alteration) were issued as of the middle of June. This will dramatically increase space available for large exhibits and artwork guaranteed to make an impact on visitors. The Commission of Fine Arts and WMATA’s approval were required due to the unique nature and location of the project.

Jim Schoolfield commented on David’s work, “He is excellent. I could not ask for anyone who is more responsive.” The Museum of the Bible will open the exhibit to the public in 2017 in Washington D.C.



Early Detection Avoids Delays and Additional Expenses

In November 2014, TD Bank came to McKeever for inspection services on a new branch bank they were building in West Springfield. James Hickernell assessed the project and found that specialized inspections would be required for the new bank building, drive thru canopy and retaining wall. This required experience with the testing of soil, concrete and structural steel.

Hickernell also provided additional construction monitoring to ensure the project will not encounter delays. The soil testing on the parking lot location revealed clay levels that were high enough to endanger the stability due to its expansive nature. James provided remediation recommendations early enough in the process to minimize delays.

Other testing found the presence of asbestos in old sanitary lines, but MSC was able to put precautionary measures in place to avoid environmental issues. These measures allowed the new bank location to open to the public in June.

MSC Employee Corner

NATE DOPTIS , PROGRAM MANAGER



Nate Doptis serves as the program manager at McKeever Services. He works with clients to discuss concerns, solve problems, and also manages the production service team.

Nate played in high school and encouraged his son to play since a very young age. Ethan plays in the attack and midfield positions on three teams, Vienna Youth, Apprentice Athletics, and Warhawk Lacrosse Club. When Ethan begins high school in the fall as a freshman he plans to play for the JV team. His ultimate goal (for now) is playing at Tufts University in Massachusetts. It is sometimes a challenge to manage a team of 15-20 players each with distinct personalities and schedules. In the end, it is worth it for Nate. The kids have fun, stay in shape, and learn to work together and achieve their goals.

Since early 2010, Nate Doptis has been the lacrosse coach for his son Ethan's team. One day, the commissioner of the Vienna Youth League noticed Nate, his son Ethan, and the neighborhood kids playing lacrosse. She suggested Nate start coaching, and he continues to coach 5 years later for the Vienna Youth League for ages 15 and under. This year, his team won the league championship game 4-3.



VETERAN OWNED

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