

McKEEVER QUARTERLY

WINTER 2016



- Phase I and II Assessments
- Environmental Assessments
- Environmental Remediation
- Due Diligence
- Construction Strategy
- Code Consulting
- Fire Protection
- Building and Occupancy Permits
- Structural Engineering
- Geotechnical Engineering
- Commercial & Residential Inspections

WHAT'S INSIDE AND WHERE

- 2** DC Residential Projects: Avoid New Water Fees, Act Now!
- 2** MSC Joins Fairfax County Development Process Review Team
- 3** MSC Joins SKANSKA Team for New Trophy Building in the District
- 3** Transforming a Corner of Wilson Boulevard
- 4** MSC Joins Unispace on the Renovation of CPA Global's Alexandria Office
- 5** Arlington County Update
- 5** MSC Gets to the Root Cause
- 5** DCRA Training
- 6** MSC Employee Corner



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 helping clients navigate the best possible path to expedite construction projects to save money and time.

NEWS ALERT

DC Residential Projects: Avoid New Water Fees, Act Now!

DC Water has dramatically increased water connection fees for all residential and non-residential developments effective April 1, 2016. DC Water is trying to build, repair and upgrade the water infrastructure. As an example, the new System Availability Fee (SAF) will be based on a formula of projected water and sewage usage by a development with townhouse projects paying an estimated \$20,000 in fees and large residential projects as much as \$800,000.

The new SAF program will go into effect on April 1, 2016. To avoid the new fees, builders need to submit their permit applications, plans, and pay initial review fees by April 1, 2016. In addition, if the project requires substantial revision after the April 1 date, or if the plans are not approved by April 1, 2017, the SAF fees may still be applied even if the application was made prior to April 1, 2016.

Please contact Nate Doptis at NDoptis@McKeever-Services.com or 703-691-1100 to determine how to avoid paying this fee for current and upcoming projects.

MSC Joins Fairfax County Development Process Review Team

The Fairfax County Government, in response to the development industry's desire for improved systems and processes to enhance successful economic development and building activity in the County, engaged the Gartner group to provide an independent review on the effectiveness of current procedures and processes in the County. A draft of Gartner's assessment, the "Fairfax County Land Use and Development Services Strategic Assessment" was released December 11, 2015 and is available on the County website.

In conjunction with the study, the County has been simultaneously developing improvement efforts with specific Goals and Initiatives to address issues of concern. McKeever is pleased to be part

of this effort through participating in the Customer Advisory Council program to review processes from various industry perspectives. Increased consistency in building permitting is just one of the many improvements the County is facilitating in order to provide enhanced services for economic development.

WE'VE MOVED...

Effective Monday February 29th,
MSC's new offices are at:
11166 Fairfax Boulevard
Suite 405
Fairfax, VA 22030
Phone: 703-691-1100
Fax: 703-273-9756

Please correct your records.



MSC Joins SKANSKA Team for New Trophy Building in the District

Skanska is building a new 250,000 SF, 11 story office building at 2112 Pennsylvania Avenue, NW in the District of Columbia on The George Washington University campus under a ground lease developed with the University in 2014. The trophy-class office building, with the façade designed by Gensler, features a unique glass wall design that will change appearance depending on the viewer’s perspective. In order to begin construction, the partial demolition of an existing office building, as well as

multiple raze permits were required. MSC got to work in September 2014 managing the process for demolition, and various DDOT permits for construction entrances. By September 2015, seven raze permits were issued and demolition was started. MSC continues to contribute to this project through permitting management for construction. The ground floor will include 10,000 SF of retail space. The targeted LEED® Gold certified building is expected to be completed in early 2018.

Transforming a Corner of Wilson Boulevard

Schupp Companies is building a new Hyatt Place hotel in Arlington, and teamed with MSC to manage the permitting process. MSC began work in 2014 with the acquirement of five demolition permits in November. Outdated retail structures were demolished in December 2014 to make room for the new 8 story hotel. Construction began in early 2015. Jeff Adler, senior project manager, and the MSC team continued to manage the extensive permitting process covering land disturbance, footing and foundation, excavation/sheeting/shoring, occupancies, health department submission and full building permit.



Jim Villars from Schupp Companies comments, “Jeff Adler has been instrumental in our interaction with Arlington County. This knowledge of the complex permitting process and excellent rapport with county staff combine to keep the permits coming right on time – every time.” Construction is expected to conclude in mid 2016.



CPA Global Reception Area

MSC Joins Unispace on the Renovation of CPA Global's Alexandria Office

MSC is successfully managing the permitting required for the 21,477 SF interior alteration project. The structural nature of the scope of work automatically disqualified the total project from a “walk-through” status. Meaning the permitting process timeline would be extended by four weeks, as the file review required was extensive. In order to initiate the project, MSC split up the space into two phases to expedite the construction. MSC submitted the first 11,487 SF as a

walk-through in early November and had same day issuance. Work began on phase one, while the remaining 9,991 SF that included structural, operable partitions awaited approval from the city. Splitting the project into two phases substantially shortened the construction schedule. On November 23rd, phase two permitting was completed with the approval of the file review. In December, construction began on phase two, weeks ahead of the planned schedule.

Arlington County Update

Arlington County has developed a new system for the electronic submission of building plans, and as of February 1st, all plans submitted must be in this format. Multiple copies of physical plans will no longer be necessary. The review process is otherwise the same. MSC was selected to beta test ePlan submissions. MSC will continue to manage the submission, track the progress and report the results at every step. Clients of McKeever Services know that regardless of the format used, MSC ensures an efficient process designed to accelerate any project.

MSC Gets to the Root Cause

MSC was hired in an insurance case to determine the probable cause of damage to a floating dock on the Occoquan River in Lorton, Virginia. During a weather event in the second week of February 2015, a 70-foot long section of EZ-Dock™ became separated from the permanent wooden dock, with severe bending of several of the helical auger piles used to secure the floating dock. One pile was pulled completely out of its 15-foot embedment, and three others were broken in two. Gary Furr, an engineer at MSC, analyzed local meteorological and tide data in order to determine if it was wind or water damage. The weather event generated wind speeds over 50 mph. After evaluating the capacity of Belmont Bay to generate waves under those weather events, it was determined that water waves and currents could not inflict the damage observed. However, the strong gusts of wind generated enough force to overcome the pier's support structure. It was found that

only wind gusts with a certain amount of strength from a certain direction combined with dry conditions could have caused the damage. The wind lift was powerful enough to pull out one of the helical auger piles at the end of the pier, which left the rest of the structure vulnerable to further damage. In the past 30 years, there had been no occurrences of sustained wind speeds of above 39 mph or gusts above 50 mph in that area. Therefore Gary concluded that the EZ-Dock™ was adequately designed for the location.

DCRA Training

In early December, DCRA held a three day ICC Plans Examiner class (IBC 2012) for their structural and fire review personnel. MSC's David Fontana participated side by side with the District of Columbia staff. The purpose of the class was education, new and continuing, on various structural and fire protection concerns including: structural design criteria, classifying occupancy, types of construction, height and areas of buildings, required separations, opening protection, fire walls and partitions and barriers, fire protective glazing, sprinkler requirements, emergency power, means of egress, numbers of exits and sizing of egress. The MSC team now understands the finer points of IBC 2012, and what the reviewers will be looking for on future building projects. This is an example of MSC's continued education to enhance its services to clients on IBC 2012.

MSC Employee Corner

ALISON MARR, BUSINESS DEVELOPMENT DIRECTOR



MSC was proud to welcome Alison Marr as the firm’s new Business Development Director in January 2015. Alison has over 20 years of experience in business development,

marketing and public relations in the A/E/C industry and related fields. She is responsible for new client development and growing MSC’s market presence with her focus on understanding client needs and providing comprehensive solutions in the areas of permit management services, peer review, geotechnical and structural engineering, inspections and testing services and environmental consulting. Prior to joining MSC, she served as Marketing/Business Development Director for the architectural division of Dewberry in Fairfax, Virginia.

Alison also has a passion for oil painting. Inspired by her artist grandmother, she studied art in college and later with Nelson



Painting by Alison

Shanks, a world renowned painter. Alison has been a commissioned artist for over 30 years. The chosen style of her paintings is a blend of realism and impressionism. She enjoys the continuous challenge of trying to capture the essence of an individual’s personality through the time honored tradition of oil portraiture. As with most artists, creating works of art that reflect her vision is the ultimate but continuous quest.



VETERAN OWNED

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