

McKEEVER QUARTERLY

SUMMER 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

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Welcome to McKee Quarterly!

Founded in 1974, McKee 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

McKeever Services Participates in Youth for Tomorrow Event

MSC is proud to have participated in the ground breaking ceremony in May for a project with HomeAid, led by Toll Brothers. This new residential building of 5,000 SF represents a residential facility expansion for Youth for Tomorrow’s campus. The building will support housing for 36 additional pregnant, young mothers or homeless girls. The McKeever team is proud to have been selected to provide special inspections and engineering services for this project offered at a preferred charity rate. The scope of these inspections includes waterproofing, footing, wall, slabs and concrete testing.

Youth for Tomorrow (YFT), founded by former Redskins Coach Joe Gibbs, aims to provide opportunities and assistance to children and families in need. By offering a range of services from housing to therapy, YFT helps those who would otherwise be missed by traditional family care systems.



DC Water Delays Connection Increase

DC Water has substantially delayed implementation of the System Availability Fee (SAF) MSC reported on in our Winter 2016 Newsletter, indicates MSC’s Sr. Project Manager, David Fontana. The new fee structure (but now delayed) represents a sliding scale based on the size of the water tap. DC rescinded the new fee structure (and delayed its implementation) on May 27, 2016 by sending a notice to all recent permit applicants via email and removing the schedule from the DC Water website. DC Water had begun applying the new fee structure April 1, 2016. As a single example of the difference between the fee structures— prior to April 1, 2016 (and now reinstated) a two inch tap line was \$415 plus a sewer tap fee of \$660 (\$1075 total). The proposal that was in place for two months was a combined fee of \$38,661 for a two inch water tap plus sewer connection for new construction.

See the two links below to compare the current fees with the proposed fees:

- https://www.dewater.com/customer-care/rule_making/nopr_system_availability_fee_1_22_16.pdf
- https://www.dewater.com/business/permits/fees_charges.cfm

DC Water has now delayed implementation of the new fee structure until January 1, 2018.

For any questions, please contact Alison Marr, Director of Business Development, 703-691-1100, amarr@mckeeever-services.com



MSC's Inspections Team Helps Assure Project Success and Longevity for Greenbrier Condominiums at Dominion Valley

The Toll Brothers project, located in Prince William County, consists of seven 4-story condominium buildings with garages. Due to the concrete masonry units, special inspections were required to comply with County regulations. MSC's inspections team was hired to conduct geotechnical evaluations, perform structural inspections and provide designs for all of the segmental block retaining walls.

Because excavation of several of the pads and construction of two of the garden level slabs and concrete retaining walls had been completed 10 years earlier, MSC was hired to take over as Geotechnical Engineer of Record in April, 2014. MSC performed a post-construction evaluation of the foundation, slabs on grade, retaining walls with concrete coring, hand auger borings, soil sampling and laboratory testing of concrete and foundation and backfill soils material at various depths along the walls.

Because of the shallow depth to rock and groundwater, a geotechnical evaluation was necessary to direct areas of concrete repair and installation of a drainage system beneath the existing slabs. The minimally invasive and simple drainage design intercepted runoff beneath the slab and conducted it to the elevator sumps.

MSC: Inspections has monitored the construction of the masonry stairway and elevator towers, provided structural steel inspections for the stairways and final framing inspections for the five structures already completed. Framing is almost complete for the sixth building, and construction of the final building will soon be underway.



Lower Sherman Avenue Redevelopment Project Washington DC

MSC is providing Permit Management Consulting and Services for the six-story mixed-use building near Howard University in the District of Columbia. The scope includes 245,116 SF, 11,517 SF for a ground floor retail area extending along Sherman Avenue, and five more floors of 319 varied residential units. All of the flats and the two-story units will have pedestrian access directly from Barry Place and 9th Street, respectively. Therefore, street space improvements have been included in the scope. MSC has been working with

Niles Bolton Associates (architects) and Barry Place Partners, LLC (owners) to ensure proper communication and project success. MSC is working on their behalf throughout the project to obtain regulatory and jurisdictional approvals from the initial Raze Permit, Utility Release, Sheeting and Shoring, Footing and Foundation, DDOE, Public Space, Building Permit, Health Department, Address Submission and occupancy permit approvals. The jurisdictional permit management process is proceeding as planned and on schedule.

MSC Employee Corner

DOUG MOSS, PROJECT MANAGER

MSC welcomed Project Manager Doug Moss in February 2016 as an integral member of the DC team and as an asset to the company as a whole. His diligence and attention to detail in navigating the complex DCRA matrix have proven to be beneficial in securing a variety of permits and occupancies on projects of all sizes. In addition, his background before MSC includes 14 years of federal government experience.

Doug enjoys spending time on the Potomac River but is troubled by the amount of trash that consistently builds up along the shores. This debris causes problems for smaller crafts such as jet skis and motorboats, as well as being an eyesore. Tired of seeing this historic river in this state, he founded the Potomac River Skimmers. Using a pontoon boat, he collects an average of 500 pounds of trash every weekend. Using donations, Doug plans to hire a full time team to speed the cleanup process. For more info, visit www.potomacriverskimmers.org.



In addition, Doug volunteered in his son’s theatre class by building the stage sets. Finding inspiration through his son, he continues to build furniture pieces, costumes, displays and other pieces of artwork.



VETERAN OWNED

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