

McKEEVER QUARTERLY

WINTER 2017



- Consulting Services
- Due Diligence
- Permit Management
- Peer Review
- Code Consulting
- Fire Protection
- Engineering Services
- Geotechnical Engineering
- Inspections and Testing
- Structural Engineering
- Environmental Consulting
- Phase 1 & 2 Assessment
- Environment Assessment

WHAT'S INSIDE AND WHERE

- 2** Montgomery County Requires Cost of Construction Documents in 2017
- 3** MSC Gets Into the Fast Lane with Maserati in Two Locations
- 4** Homewood Suites Project at Colony House Corner
- 5** 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

Montgomery County Requires Cost of Construction Documents in 2017



A big change in 2017 from Montgomery County's Department of Permitting Services (DPS) involves a fuller disclosure of construction costs upon submission of permit package.

Effective January 1, permit applicants for commercial alteration, restore/repair, accessory structure, or any other permit where DPS calculates the permit fee (using the cost of construction) is now required to provide accepted bid sheets showing all estimated costs for a proposed project within the initial permit submission packet.

All estimates must include any material costs in addition to costs for labor. According to Matt Shanks, Commercial Plan Review Manager for DPS, an accepted bid sheet consists of bid documents that "represent the agreed upon compensation for a construction/alteration project, this typically involves a contract. If [builders] do not have a signed construction contract

when ready for permit issuance, permits may be issued a stop work order. Final bid documents may be submitted any time prior to the beginning of construction and the stop work order will be lifted at that point so that construction can continue."

In light of these new regulations, MSC is ready to help you get through the new process as smoothly as before, to ensure that your project reaches completion on schedule.

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



MSC Gets Into the Fast Lane with Maserati in Two Locations

MSC is working with Maserati in two separate locations to provide Permit Management Consulting and Services as each location expands on their existing space to better serve customer demand.

Maserati of Arlington, a dealership that's affiliated with the Ferrari and Maserati of Washington dealerships in Sterling, VA is expanding to create an 18,000 SF facility, while the Sterling facility looks to complete a similar plan.

According to owner representatives, demand for high-end vehicles are growing faster than their current space allows, so the decision to expand was natural.

The Sterling location is designed to service the Northern Virginia area, while the Arlington location is geared towards

servicing demand for the dealership's existing clientele in the District, Arlington and spreading north towards Chevy Chase and Bethesda.

Along with standard building permits, MSC is using its expertise to guide the owner in obtaining a raze permit and land disturbance permit for the Arlington location.

In Sterling, MSC is working to obtain permits for building in addition to mechanical, electrical and plumbing as well as raze and land disturbance permits.

To date, all permit processes are moving forward as planned, making MSC's contribution to the overall construction essential towards moving the projects towards a timely completion.



Homewood Suites Project at Colony House Corner

MSC is providing Permit Management Consulting and Services for the new 10-story Homewood Suites by Hilton Hotel. Working alongside B.F. Saul Property Company, MSC is working to obtain jurisdictional permits for the 168-key, all-suite hotel located at the corner of Lee Highway and North Quinn Street in Rosslyn.

The first step in this extensive project with a scope of 174,576 SF was complete demolition of the former Colony House building, home to Colony House Furniture since 1957.

Once demolition completed, ground was broken for the new hotel which includes an indoor pool, fitness center, two patios with fireplaces and outdoor grills, a 1,000-square foot meeting room, a dining area and lobby bar, and two levels of above-grade parking with roughly 100 spaces.

A highlight to the construction of the new hotel is the third-floor lobby, which will be on line with I-66, giving the building unparalleled visibility.

In addition to the initial raze permit, MSC is working diligently to obtain regulatory and jurisdictional approvals throughout the construction process for Electrical, Sheeting & Shoring, Footing and Foundation, Occupancy, Health Department and finally occupancy permits.

Although a build of this size requires significant detail and preparation in order to successfully gain approvals, the Permit Management process is proceeding as planned, and is currently scheduled for ontime completion.

MSC Employee Corner

AMY HARRELSON, SENIOR PROJECT MANAGER

In June 2013, MSC introduced Amy Harrelson as Project Manager and key member of the DC team. Since arriving, Amy has become an invaluable asset to MSC with a mixture of diligence and keen insight into her work. Amy is an expert at shepherding clients through the varying complexities of commercial permitting regulatory processes and requirements.

Hailing from North Carolina, Amy’s background is in professional land surveying, where she still holds a professional license in her home state. She uses her previous experience to inform her as she crafts process strategies and solutions, which ensure her projects are permitted accurately and in a timely fashion.

Amy enjoys spending time with her husband and children, including a daughter who has a talent for baking, the results of which Amy enjoys sharing with her co-workers. In her personal time, Amy enjoys attending bluegrass, jazz and opera concerts, and displays her own musical talents when she plays both the violin and the banjo.



In January 2017, MSC was proud to promote Amy to the role of Senior Project Manager, giving her not only more responsibility in the DC area, but also allowing her to further imprint her skills and abilities on a jurisdiction that only benefits from her savvy and wealth of experience.



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