

**The Parks at Walter Reed (TPWR) – Enhanced Community  
Communications Initiative  
90 Day Look-Ahead of On-Site Construction Activities  
Date Posted 9/7/2018**

Dear Neighbors: This information is being provided to inform you of upcoming construction activities on the Parks DC Site (beyond the CAC Meeting Schedule). This information will be updated monthly and posted on “Notification Boards” in four locations on the site perimeter fence as well as on our website: TheParksDC.com. Please see the website for a site map to locate the referenced buildings. Should you have any questions please contact: **Vicki Davis – Urban Atlantic (301) 252-0152.**

**I. Location: Bldg. 2 (Former Hospital)**

**Contractor:** NorthStar Contracting Group

**Start / Completion:** Jun '18 -Jan '19

**Summary Description of Work Scheduled to be Performed:**

1. Abatement for lead, asbestos, and PCB contaminants was done in May 2018 for the Building 2 structure being demolished now.
2. Demolition started in June 2018 and is projected to be completed in January 2019.
3. Controlled Demolition of the building – Multiple drops of the façade and structure will occur daily/weekly progressing around building.
4. Through the end of 2018 the facades and structure will be demolished using mechanical methods (using large machines with giant pliers or claws to pull down sections of the building. NO implosions)
5. Materials will be recycled. For example, Steel will be cut to fit in trucks and moved off site for recycling.
6. Onsite crushing of concrete will start within the next 90 days. It is carefully controlled for dust, and it produces less dust than cutting into larger pieces to move off site. Crushing will continue through August 2019.
7. DOEE and OSHA are regulating and inspecting the demolition work and have found no violations.

**II. Location: Bldg. 15 (Former Central Heating Plant)**

**Contractor:** The Berg Corporation

**Start / Completion:** Jun - Oct 2018

**Summary Description of Work Scheduled to be Performed:**

Complete demolition of Interior Contents Only, which includes tanks, equipment and piping. Lead paint and asbestos has and will be abated in accordance with DOEE guidelines and monitored by Industrial Hygienist for compliance.

**III. Location: Bldg. 15 (Former Central Heating Plant)**

**Contractor:** Flo-Tron / WGLE

**Start / Completion:** Jul - Dec 2018

**Summary Description of Work Scheduled to be Performed:**

WGLE, is building out a new central plant within Building 15 to provide heating and cooling to the school (Bldg. 11), affordable housing (Bldgs. 14 & 17) and future development.

**IV. Location: Bldgs. 83 & 91 (Former Auto Skills Center and Fire Station)**

**Contractor:** The Berg Corporation

**Start / Completion:** Sep - Dec 2018

**Summary Description of Work Scheduled to be Performed:**

Complete Demolition of Structures by Mechanical Methods. Dust will be controlled by water suppression.

- a) Perimeter construction fence installed 9/5/18 – 9/7/18
- b) Cut & Cap of Utilities 9/7/18 – 9/14/18
- c) Demolition Commencement Mid-October, Complete Early December

**V. Location: Bldgs. 88, 1, 15**

**Contractor:** Kemron / US Army

**Start / Completion:** Aug -Sep 2018

**Summary Description of Work Scheduled to be Performed:** The Army is back on site to complete soil remediation in selected locations which they were unable to complete prior to transferring the property to the LRA in November 2016.

**VI. Location: Parcel VU**

**Contractor:** Paradigm

**Start / Completion:** Sep-Oct '18

**Summary Description of Work Scheduled to be Performed:** Two large underground storage tanks are being removed. The tanks were emptied and cleaned in 2017.

**VII. Location: Cameron Drive**

**Contractor:** Paradigm

**Start / Completion:** Nov '18 - Mar '19

**Summary Description of Work Scheduled to be Performed:** Construction of Cameron Drive will start with installation of utility mains, grading, and base asphalt. Streetscape on Cameron Drive will be completed in 2019 / 2020 to align with opening of Building VU.

**VIII. Location: Bldg. VU**

**Contractor:** Paradigm

**Start / Completion:** Nov '18 - Nov '20

**Summary Description of Work Scheduled to be Performed:** Excavation will start for Building VU.

**IX. Location: Bldg. 14 (Abrams Hall)**

**Contractor:** Ellisdale

**Start / Completion:** Jun '18 - Jul '19

**Summary Description of Work Scheduled to be Performed:**

Mostly interior demolition and construction of Building 14 South (14S) and Building 14 Middle (14M).

**Team:**

1. The Local Redevelopment Authority (LRA) is the DC contracting entity for this development – Randall Clarke
2. TPWR Master Developer is a joint venture of Hines, Urban Atlantic, and Triden Development Group – Vicki Davis is the lead for community communications – (301) 252-0152
3. HP Environmental is the third-party environmental hygiene reviewer
4. TPWR Master Developer is the construction manager for master developer construction activities
5. Northstar is the demolition contractor for Building 2
6. Berg is the demolition contractor for Building 15, 83, and 91 and the guard booth at 16<sup>th</sup> Street.
7. Ellisdale is the general contractor for 14S (Veterans housing by HELP USA) and 14M (Seniors Housing)

8. Paradigm is the contractor for VU

### **Frequently Asked Questions:**

**Question 1:** What roads will construction traffic use to come and go from the site?

**Answer 1:** Georgia Avenue is the main truck route. Traffic will enter the site from and exit the site onto Georgia Avenue at the existing access points between Aspen Street and Fern Street.

**Question 2:** Are existing buildings being abated for hazardous materials; if so, what are they?

**Answer 2:** Yes. Buildings have and will be abated for hazardous materials, including, for example, lead paint and asbestos, in full compliance with DOEE. Hazardous materials were removed from Building 2 prior to commencement of exterior demolition.

**Question 3:** What are construction work hours?

**Answer 3:** Allowable work hours are 7 am to 7 pm Monday through Saturdays, in compliance with DC regulations. Most work will occur Mondays through Fridays.

**Question 4:** Are permits required for the demolition and construction work and do or will you have them before starting?

**Answer 4:** Yes. TPWR will not allow the contractors to proceed without permits. Each project is permitted individually, and future project will obtain required permits prior to commencing construction.

**Question 5:** What are you doing for dust control at Building 2 and how are you doing it?

**Answer 5:** Northstar, the demolition contractor, is using industry best practices applying water via large diameter hoses to soak portions of Building 2 structure undergoing demolition. The resulting wet conditions suppress dust consistent with all DOEE regulations. Northstar also uses dust suppression misting cannons. These devices, also referred to as dust bosses, aerosolize water into small droplets. These small water droplets (mist) attach to airborne dust particle causing them to precipitate and fall to the ground. A similar procedure will be followed for the other buildings to be demolished at The Parks.

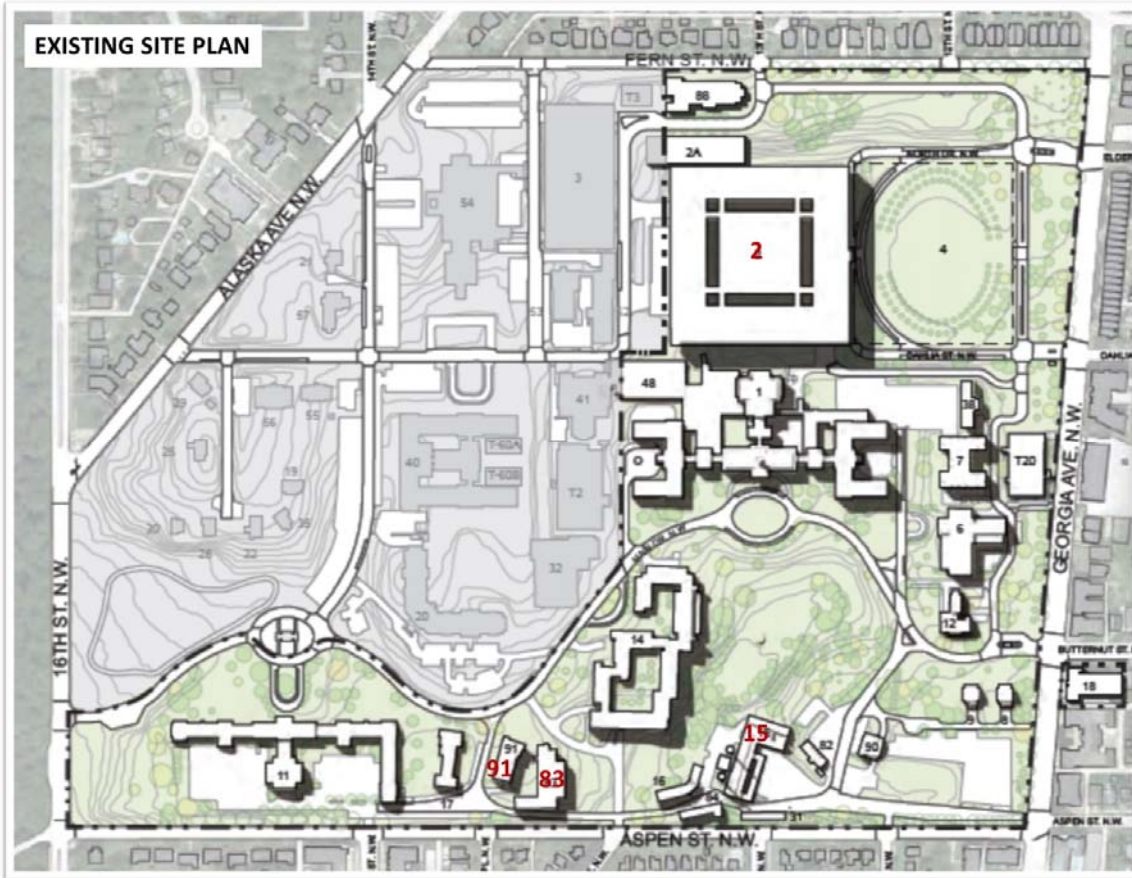
**Question 6:** Are you doing any environmental monitoring? Can you share this with the community?

**Answer 6:** HP Environmental and TPWR Master Developer visually monitor the site for fugitive dust and compliance with the contractor's demolition plan. The DOEE provides similar on-site monitoring. TPWR has purchased and is installing two portable, EPA-approved airborne particle (PM 10 & PM 2.5) dust monitoring Instruments, to be set at the perimeter of the property, one on the inside of the Fern Street fence and one on the inside of the Georgia Avenue fence by 9/7/18. These instruments use the same technology (and same manufacturer) as the District's current EPA-approved ambient air quality monitoring network. The readings from air samples will be available to the DOEE and any other interested party for review once sufficient data is collected.

**Question 7:** If I have general questions or concern whom do I contact:

**Answer 7:** You may call Vicki Davis, Urban Atlantic (301) 252-0152 with any questions or concerns.

**EXISTING SITE PLAN**



**THE PARKS MASTER PLAN**

