

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



July 13, 2018

Councilmember Brianne K. Nadeau
Committee on Human Services
Council of the District of Columbia
1350 Pennsylvania Ave, N.W.
Washington, DC 20004

Dear Councilmember Nadeau:

Thank you for your letter dated July 6, 2018, regarding the progress of the Short-Term Family Housing (STFH) facilities in Wards 7 and 8. We understand the continued concern of both the Council and stakeholders, which we aimed to address at the recent June 25th public roundtable. DGS will continue to work to provide clarity and transparency regarding the STFH projects in an effort to address any concerns from the Council and the public.

Please find our responses to your questions below:

- 1. Being as exact as possible, please confirm when you first realized the Wards 7 and 8 facilities were significantly delayed?**

It was not until February 2018 when MCN Build gave us the first Z Modular production schedule that we knew the project delivery dates could be delayed. Prior to February, our contractor had maintained that the projects were not at risk of being delayed beyond the August 31st substantial completion date in their contracts.

- a. When did the agency notify the ANCs of the delays? Advisory Teams?**

The Ward 7 and 8 Advisory Neighborhood Commissioners (ANCs) were notified during phone conversations on June 1st (Ward 7) and June 12th (Ward 8). Both Advisory Teams were notified via email on June 13th.

- b. Moving forward, how will the agency make a point to proactively inform the DC Council of further significant delays at any of the short-term family housing sites?**

DGS will provide a regular progress report to the Council for each of the STFH projects.

- 2. Please provide a list of each internal milestone for Wards 7 and 8, including date of completion or projected date of completion.**

Ward 7:

- a. Building Envelope*

- i. *Roof and Windows – week of 7/30/18*
 - ii. *Storefront and entrances – week 8/20/18*
 - iii. *Green Roof – week of 8/27/18*
 - iv. *Panel System/Façade – week of 8/27/18*
 - v. *Masonry Façade – week 9/17/18*
- b. *Systems –*
 - i. *Install Elevators – week of 8/20/18*
 - ii. *HVAC Startup – week of 8/26/18*
- c. *Interior –*
 - i. *Finish Drywall - week of 9/3/18*
 - ii. *Flooring – week of 9/23/18*
- d. *Site work–*
 - i. *Utilities – week of 7/20/18*
 - ii. *Hardscape – week of 8/3/18*
 - iii. *Curbs & Gutters/Asphalt – week of 8/20/18*
 - iv. *Landscape – week of 8/19/18*

Ward 8:

- a. *Modular Structure – Expected delivery provided by MCN week of 7/15/18. Schedule delayed to week of July 30th, 2018.*
- b. *Building Envelope*
 - i. *Roof – week of 9/3/18*
 - ii. *Windows & Curtainwall – week of 9/3/18*
 - iii. *Storefront and entrances – week of 9/3/18*
 - iv. *Masonry Veneer – week of 9/3/18*
 - v. *Panel System/Façade – week of 9/17/18*
- c. *Systems –*
 - i. *HVAC Startup – week of 9/10/18*
 - ii. *Install Elevators – week of 9/24/18*
- d. *Interior –*
 - i. *Finish Drywall – week of 9/10/18*
 - ii. *Flooring – week of 9/24/18*
- b. *Site work–*
 - i. *Utilities – week of 7/23/18*
 - ii. *Hardscape – week of 8/20/18*
 - iii. *Curbs & Gutters/Asphalt – week of 9/3/18*
 - iv. *Landscape – week of 9/10/18*

Pursuant to conversations between DGS and our general contractor, MCN Build, we understand that delivery of remaining modular structures for the Ward 8 project will be delayed from the week of July 15th to the week of July 30th, 2018. Our contractor assures us that work on the project can be adjusted within existing constraints to ensure delivery by the contractual substantial completion date of October 1, 2018. However, DGS remains concerned with the contractor's ability to make enough adjustments achieve this target. We have taken another visit to the site of the manufacturer to understand where production stands and believe that, despite these assurances, the project will likely deliver in late October. Of course, we continue to monitor to ensure timely, quality delivery. Nonetheless, even contemplating additional delay, we fully expect that these projects will deliver in the fall.

3. What will the working hours be at the Wards 7 and 8 sites from now until completion?

Currently, the MCN team is working until 11:00 p.m. and will start working until 1:00 a.m. in the next two weeks. DGS has acquired after-hours work permits for both sites that allow us to work from 7:00 p.m. to 4:00 a.m., Monday through Saturday, and 7:00 a.m. to 7:00 p.m. on Sunday. However, DGS has instructed MCN to work only until 1:00 a.m.

a. When was the community informed of these working hours?

We received the support letter from the Ward 7 ANC Commissioner on June 19, 2018 and from the Ward 8 ANC Commissioner on June 28, 2018.

b. How was the community informed of these working hours?

The Ward 7 community was informed at a "Sidewalk Talk" that was hosted at the Ward 7 site on June 14th and through a letter that was distributed to the immediate neighbors on June 16th.

The Ward 8 community was informed at a community event hosted by MCN Build on June 15th and through a letter that was distributed to the community on June 30th.

c. Has the agency received any complaints thus far? If so, how have the complaints been addressed?

In Ward 7, we received a complaint from Commissioner Emerson on July 4th regarding noise occurring about 20 minutes earlier than the 7:00 AM work site start time. We contacted MCN Build and worked with them to resolve the issue.

We have not received any complaints in Ward 8.

4. Beginning on Friday, July 13 and each Friday thereafter until substantial completion is met, please provide a weekly progress report on internal milestones for Wards 7 and 8, including whether complete. If not complete, please provide a projected date of completion.

Please see the response to question 2. We will continue to provide this information on a weekly basis.

5. Beginning on Friday, July 13 and each Friday thereafter until the closure of DC General, please provide a weekly report detailing how many samples are completed and whether the samples are below the permissible EPA and OSHA occupancy levels.

Please see attached. We will continue to provide this information on a weekly basis.

Additionally, please see the attached letter we sent to Councilmember Cheh on July 6, 2018 in response to her letter regarding the Short-Term Family Housing Final GMP.

If you have additional questions, please call Claudia Barahona on our legislative team at (202)576-5557. Sincerely,

Greer Johnson Gillis, P.E.
Director

Cc: Mayor Muriel E. Bowser
Chairman Phil Mendelson, At-Large
Councilmember David Grosso, At-Large
Councilmember Brandon T. Todd, Ward 4
Councilmember Robert C. White, Jr., At-Large
Councilmember Trayon White, Sr., Ward 8
Councilmember Vincent C. Gray, Ward 7
Councilmember Mary M. Cheh, Chair, Committee on Transportation and the Environment