

## MC Project Update Forum 5.26.20 Questions

### Question

Can you provide some information on what the additional hazardous materials found around Falcon Hall were?

How will demo waste exit the site?

Is staging/waiting of delivery trucks, food trucks, dump trucks, concrete trucks, all construction/project related vehicles still going to be accessing/exiting the site from Philadelphia Ave./Fenton Street and not Philadelphia Ave./Takoma Avenue?

What is the anticipated time in days or hours that residents will be notified prior to planned utility outages? How much time may be required for the longest duration of a planned utility outage?

Please confirm the current project budget amount and schedule, with the understanding either may have been affected by the current COVID-19 pandemic realities.

Will there be additional on site requirements for worker/manager safety given what may be in response to the COVID-19 pandemic?

Please confirm the existing (chain link with fabric covering) fence line location will remain throughout the project duration, without any disruption to the tree/planting area, particularly at the corner area of Takoma Avenue and Fenton Street.

Please confirm with a map, if not already available, the tree type and location of the sixty (60) or so trees the College plans to have removed on the project site and anywhere on the campus.

The status of stormwater permitting for the project

What will become of the connection through which pool water was drained through pipes directly into the stormwater system that ultimately discharged into the creek behind the homes on New York and Philadelphia Avenues, east of Takoma Ave.?

Will any part of the college (new construction or existing buildings) discharge into the same system into which pool water was discharged? If not, where will it discharge?

What analysis was done by the college to assess and ensure that stormwater will not overburden the creek referenced above?

How will ground water that continually seeped into the college's basement be handled? Where will it go?

How will ground water that flows or seeps into any areas impacted by construction be handled?

What about dust mitigation during demo?

Picking up dumpsters filled with debris is quite noisy. Can you arrange to do this later in the day, not first thing in the morning?

There are no planned power outages for the neighborhood. What about adjacent buildings such as SN, RC, commons, etc.?

What is the total roof surface square footage of the project buildings to be demolished and what is the total roof surface square footage of the new buildings, including greenhouse roof area?

### Response

During abatement work, it was discovered that the wood gym floor had been placed over a previous resilient floor finish manufactured with some mercury content. This material was unknown at the beginning of the project and required abatement.

Waste will be loaded into dumpsters and sorted for recycling whenever possible. The dumpsters will be pulled from the site via the Fenton Street construction entrance.

All construction traffic will enter and exit the site from Fenton Street via Philadelphia Avenue. Construction vehicles and equipment will not utilize New York Avenue or Takoma Avenue.

Barton Malow Company (BMC ) is working with the design team and utility companies to complete utility permit applications. There are currently no outages known to be required for the work of the Leggett Building project. Should there be any outages required, either related or unrelated to the Leggett Building project, the utility company is responsible for advising any impacted customers. If the College or the contractor is notified by the utility company of any upcoming outages, we will post the information on the project website.

The COVID-19 situation is very fluid and changes rapidly. Construction has been an essential business in Maryland from the onset of the pandemic. Subcontractor availability has not been affected to date, but we are monitoring the situation for any possible impacts. The College has sufficient funding to advance the project and the funding is not affected by COVID-19. Approximately \$89M has been reviewed and approved for the project. The project is now scheduled to be complete by winter 2022 due to additional abatement activities and the tree removal permit process.

Barton Malow has implemented a COVID-19 program both corporately and on job sites. Specifically on the job sites we are practicing social distancing (limiting all face to face meetings, not using central lunch areas, providing video orientation, etc). In addition we have increased cleaning frequency and are keeping additional sanitizer available on site. Every worker entering the job site has to complete a self- assessment consistent with CDC recommendations (no temperature above 100.4, no contact with someone with COVID-19, etc.). Workers are not allowed on site if they do not complete the assessment or if there is an issue with their assessment.

We do not anticipate any change to the current fence line during construction. The fence line will not enter the tree area at the corner of Takoma Avenue and Fenton Street.

We will discuss the tree plan at the upcoming landscape and site design meeting on June 23, 2020.

The stormwater management plans are conditionally approved and are awaiting the approval of the Tree Protection Plans. We will post these plans on the website when they have been approved.

The project includes new stormwater facilities where none exists today including rain gardens and bio-swales to filter and slow the impact of runoff. Per the analysis of the College's stormwater permit by the City, the overall site design demonstrated an overall reduction in runoff/flow to the public drain system overseen by the City. The site design intent is to improve upon the existing hydrologic conditions within the control of the project scope. The hydrological analysis indicates that runoff/flow from 1-yr, 2-yr, 10-yr, and 100-yr storm events is decreased due to the reduction of impervious area. Our stormwater management plans will be discussed at the June 23, 2020 landscape and site design community meeting.

Since the pool is being demolished, pool water will no longer be discharged into that system. In addition to no longer discharging the volume of pool water into the creek, the project's reduction in impervious area will reduce the overall flow compared to existing conditions. The project includes raingardens, bio swales, and other stormwater facilities to filter and mitigate stormwater, and will improve existing conditions. Currently, there are no stormwater facilities on this portion of the campus. Approximately 10.5 acres of land drains to the corner of New York and Takoma Avenues currently (10.5 acres include land that is neighborhood land that is not part of college property), and after the project is complete, approximately 10.5 acres of land will still drain to the corner of New York and Takoma Avenues. As 10.5 acres far exceeds the Leggett Building project site, the reduction may not be readily observable as the bulk of the areas is outside of the control of the project scope. The project will improve drainage situations on the site.

Currently, there are no stormwater facilities on this portion of the campus. This project will deliver stormwater facilities inclusive of raingardens and bio swales that will filter and mitigate the flow of runoff. The storm drain system that the Leggett Building project connects to is a public system that is maintained by the City of Takoma Park Dept. of Public Works. Part of the City's storm water management review of the Leggett Building project was a quantitative analysis of the projects impacts to that storm drain system. Per the analysis, the site design has demonstrated an overall reduction in runoff / flow to that system. The site design intent is to improve upon the existing hydrologic conditions within the control of the project scope. The hydrological analysis indicates that runoff/flow from 1-yr, 2-yr, 10-yr, and 100-yr storm events is decreased due to the reduction of impervious area.

The Leggett Building is partially buried below grade to achieve the design commitment to the community to reduce the perceived height and bulk of the new building. Due to the subgrade conditions, a perimeter foundation drain is required to prevent water from seeping into the basement. This perimeter foundation drain is connected to the storm system. Our calculations indicate the foundation drain's contribution to the storm system will be very minimal and have no issues with the storm system capacity. Additionally, raingardens will be adjacent to the building and bioswales within the project's boundaries to manage stormwater.

The installation of silt fencing is required around the site perimeter where surface water may flow offsite. This ensures water is filtered. The contractor is responsible for dewatering the site and making certain that all water leaving the site is filtered through an approved sediment control device. This water will either sheet flow from the site through the silt fencing, or be pumped through a filter bag directly into the storm drain system in a controlled release.

A fine water mist is the main method to control dust during demolition. This minimal amount of water will reduce dust entering the air.

Dumpster pulls will not take place before 7:00 AM. In order to maintain our schedule, we need to have dumpsters pulled and replaced when the hauling company is available. Traffic in and around the area impacts the ability to haul materials, and the times at which it takes place.

We are not aware of any planned outages for the neighborhood. Pepco has been onsite to review the power shut down of the existing buildings to be demolished. If any needs for outages arise, we will post plans on the project website and email the community.

The existing Falcon Hall, Science South, and tennis courts are existing major structures with roof/impervious area. These structures have an approximate area of 43,700 sf. The new building (including greenhouse) has an approximate area of 41,430 sf, reducing impervious areas. The current surface parking lot will be reduced in size, as well.