

## Damage Assessment & Repairs - Owner's Rep & Project Management

### Location:

4905 & 4909 Fairmont Avenue  
Bethesda, Maryland

Client: White Flint Express Realty Group  
Limited Partnership, LLLP c/o Greenhill Capital  
Corporation

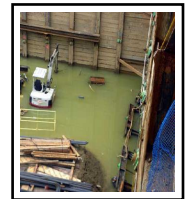
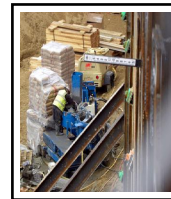
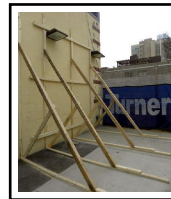
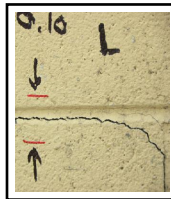
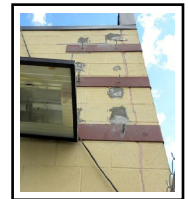
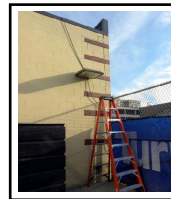
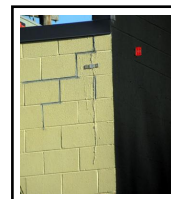
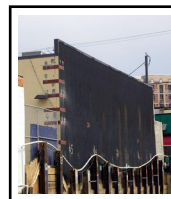
### Description:

- Assist Owner and Owner's attorney in the negotiation and administration of a Crane Swing, Tie-Back & Swing Scaffold Easement Agreement with adjacent building developer for the construction of "The Monty" - a 17 story mixed-use residential building with retail podium and 5 levels below grade parking, abutting Owner's property.
- Consulting Services include:
  - Review of adjacent building developer's foundation sheeting & shoring plans
  - Review of adjacent building developer's construction documents
  - Review of adjacent building developer's construction staging and traffic control plans
  - Review of adjacent building movement monitoring reports & interior movement monitoring reports
  - Coordinate construction phase operations with adjacent building developer's construction manager and general contractor
  - Weekly observation of adjacent building construction operations as it impacts Owner's property
  - Rapid Response Team Manager & Project Gatekeeper
  - Building Damage Assessments & Findings
  - Review of adjacent building developer's damage repair & restoration program
- Coordination with Owner's Legal Counsel
- Coordination with Owner's Property Management Personnel
- Coordination with Owner's Risk Management Consultants
- Make findings and recommendations to Owner

### Project Team:

- Owner's Representative, Agent & Project Gatekeeper: Steven J. Karr, AIA
- Adviser to the Gatekeeper: James Madison Cutts PE
- Lead Consulting Structural Engineer: Rogan Stearns PE, Stearns Engineering
- Consulting Engineers: Thornton Tomasetti
- Consulting Geotechnical Engineer: Gerry Davit PE, Professional Consulting Corp.
- Safety Engineering & Emergency Construction Services: SIGAL Construction
- Material Testing: Kim Engineering
- Building Movement, Vibration & Crack Monitoring Consultant: Seismic Surveys
- Legal: Silver McGowan & Silver PC + Venable LLP

Completion Date: December 2012



## **FASEB Beaumont House Accessibility Alterations**

**Location:**

*FASEB Campus - 9650 Rockville Pike  
Bethesda, Maryland*

**Client:** *Federation of American Societies for  
Experimental Biology (FASEB)*

**Description:**

*- Ground Floor Alterations for an accessible ramp & barrier  
free toilet room accommodations*

**Contractor:** *Owner's own forces & separate  
trade contractors*

**Construction Cost:** \$100,000

**Completion Date:** April 2013





## Mixed Use 19 Unit Residential & Retail Building - Design Study

### Location:

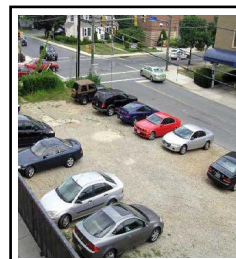
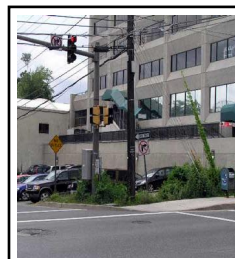
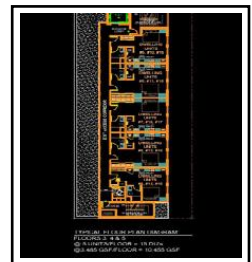
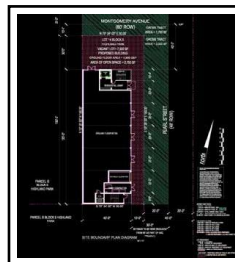
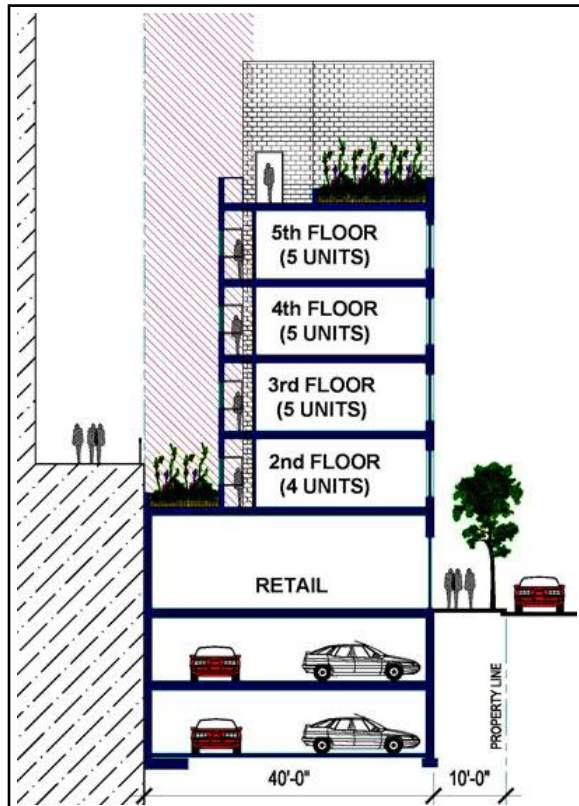
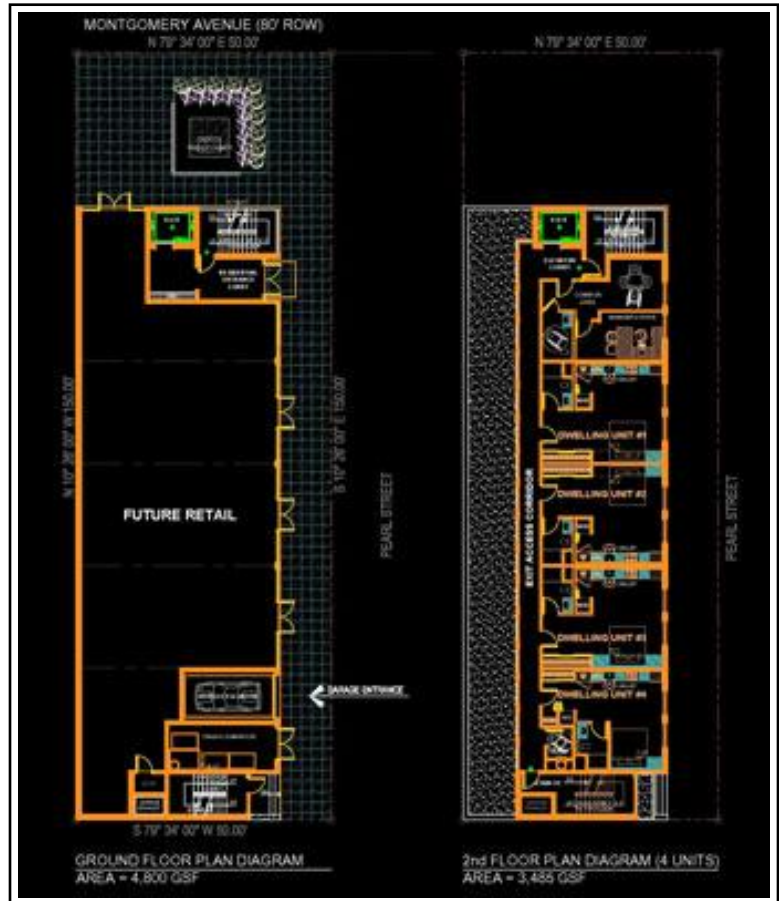
4540 Montgomery Avenue @ Pearl Street  
Bethesda, Maryland

Client: Promark Real Estate Services, LLC

### Description:

- Gross Building Area: 18,740 SF
- FAR = 1.53 < 2.0 Maximum Permitted for Standard Method Development
- Lot Coverage: 64% < 75% Maximum Permitted for Standard Method Development
- Below Grade 2 Level Garage for 19 Parking Spaces
- Ground Floor Retail & Plaza Amenities
- 19 Studio Dwelling Units on 4 Floors
- Rooftop Patio Amenities

Completion Date: January 2013



## Offices of The Financial Strategies Group, Inc. - Test Fit Design Study

### Location:

11400 Rockville Pike, Suite 500  
Rockville, Maryland

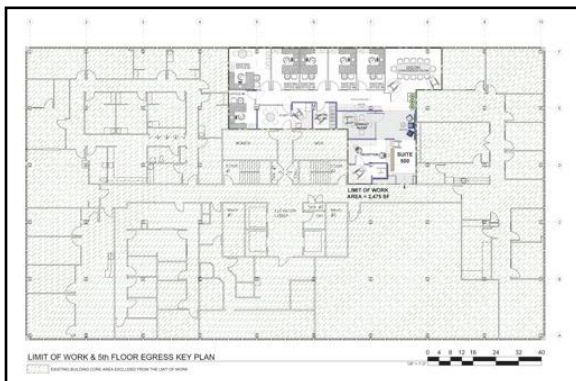
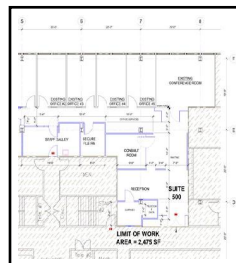
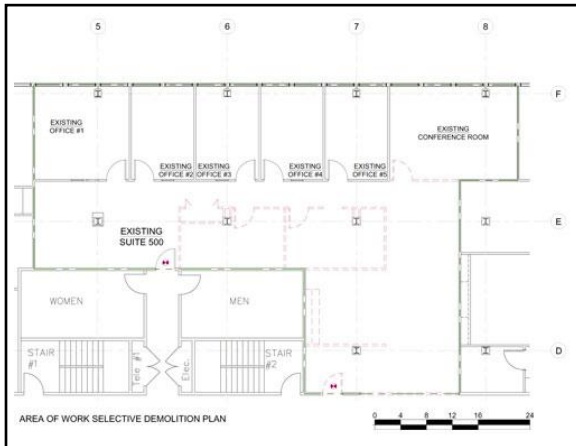
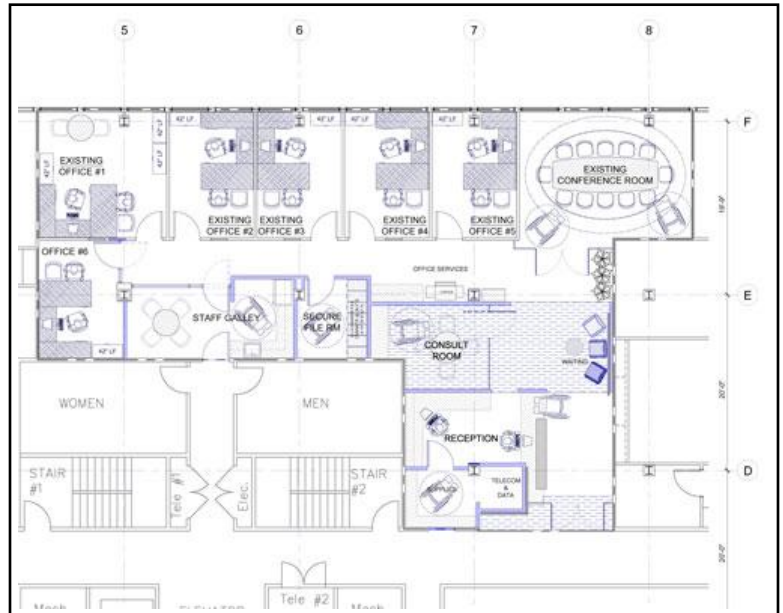
Client: *The Financial Strategies Group, Inc.*

### Description:

- Interior Tenant Alterations
- Area: 2,475 sf

Construction Cost: \$100,000

Completion Date: January 2013





## Rollins Center on The Pike

### Location:

1807 Rockville Pike @ Rollins Avenue  
Rockville, Maryland

### Client: Draiman Properties

### Description:

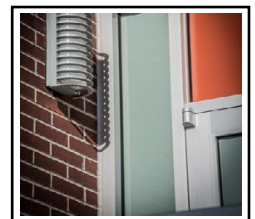
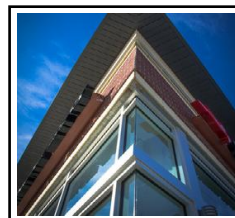
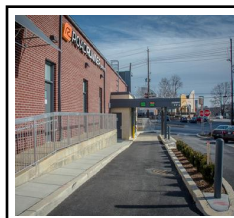
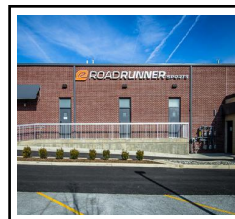
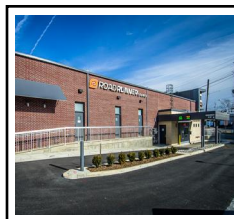
- Site ReDevelopment for a 9,272 gsf one story, slab on grade retail building with bank & drive through facilities
- Design Animation
- Construction Drawings issued November 28, 2012

### Project Team:

- Architect/Construction Manager: Steven J. Karr, AIA Inc.
- Structural: Structura
- Mechanical/Electrical: Caliber Design, Inc.
- Civil - Site Plan Engineering: Johnson Bernat Associates
- Geotechnical & Testing: ECS Mid-Atlantic
- Surveying: Goode Surveys
- Building Demolition: Butler Tree Service
- Site Demolition: Z Prop Demo
- Earthwork: Harland J. Shoemaker & Sons, Inc.
- Site Utilities: Deneau Construction, Inc.
- Site Paving: A.B. Veirs
- Landscaping: JB KLine
- Concrete: Barley Corporation
- Steel: Pico
- Masonry: Wells & Associates
- Lightgage & Gyp Assemblies: Structure Systems
- EIFS: Glaser, LLC
- Storefronts & Entrances: Advanced Windows
- Roofing: Virginia Roofing
- Mechanical: LP Heating & Air
- Plumbing: Lloyd Plumbing
- Sprinkler: Wolfe Fire Protection
- Electrical: Circle Electric

Construction Cost: \$2,536,156

Completion Date: October 2013



## T Street Post Office 2-Story Addition & Alterations

### Location:

1407 - 1409 T Street NW  
Washington, DC

Client: T Street Post Office LLC c/o New  
Legacy Partners

Description: 2-Story "Shell & Core" Addition &  
Alterations for the adaptive re-use of a former  
US Post Office building constructed in 1940 in  
the Greater U Street Historic District

- Lot Area = 4,200 sf
- Existing 1-Story Area of Alteration: 2,809 sf
- Ground Floor Addition Area: 1,261 sf
- Second Floor Addition Area: 2,749 sf
- Second Floor Roof Patio Area: 175 sf
- Proposed Uses: retail, office, assembly (restaurant)
- Architectural Construction Drawings dated 1.10.2011
- Structural Construction Drawings dated 9.28.2010
- MPE Construction Drawings dated 9.27.2010

Contractor: Eichberg Construction

Construction Cost: \$1,372,725

Completion Date: May 2013

