



CONSTRUCTION UPDATE NOTICE

Weeks of: May 23, 2016 thru the week of May 30, 2016

What to Expect On-Site the Next Two Weeks:

During the next two weeks the General Contractor, L.F. Jennings, will continue site construction including underground utility work to install storm drains, water mains, electric conduits and site lighting in multiple areas on the site. Washington Gas Light (WGL), Verizon, Comcast and Pepco will bring utility services to each new building.

Installation of curb and gutter around the entire west side of the site is nearing completion. The traffic signal at Van Buren Street and Route 1 is the property of the State and will most likely be placed into operation just prior to Riverdale Park Station opening. The parking lot in front of the Whole Foods Market has been paved with pervious asphalt and the first course of paving around the Whole Foods Market has been completed. Trees and shrubs have been planted in the Whole Foods Market parking lot islands. The final asphalt top course and striping will be completed later this spring. Construction of screen walls, seat walls, sign walls, sidewalks, light pole bases and other site hardscape structures in Gateway Park (buffer area adjacent to Route 1) is complete. Landscape plantings and sod placement in south Gateway Park has begun. Bio-soil storm water retention devices are being installed throughout the site as required. The metal grating that constitutes part of the pedestrian walkways has been ordered.

The construction of a large permanent storm water management pond in the NE corner of the site is finishing and it will soon be placed into operation. The rip-rap channel exiting the pond outfall to the culvert under CSX tracks is also finished.

Fine grading for 119 townhome lots is ongoing.

CSX Crossing:

Work has started on the much awaited new CSX crossing at Riverdale Park Station. The bridge construction work is significant and required the closing of the former ERCO plant parking lot between the Rivertech Court cul-de-sac and Lafayette Avenue. While this route has been used for years as a "short cut" from Lafayette Avenue to M-Square, some vehicles are going around the barriers only to find parts of the road removed. As a reminder, all vehicles should honor the signs noting closure of the road. This closure will continue until the new bridge is open – estimated to be in the second quarter of 2017.

The initial construction activities include the relocation of existing electrical, communication and gas utilities that run parallel to the CSX tracks. The gas line relocation is completed. Utility relocations are necessary for the construction of the new bridge over the CSX railroad tracks. Pepco pole relocation has been completed. Pepco and Verizon wire relocation remains to be done.

Lane Closures:

Periodic lane closures in Route 1 will soon be required to complete asphalt milling and overlay work to restore the highway to new condition.

Future Plans:

- Two week to two month look-ahead –
 - Continue all of the above work but start three additional buildings to provide new retail businesses to the area.
- Two to six month look-ahead –
 - Start a residential/parking building.
 - Start interior fit-out of Whole Foods.
 - Opening of Gateway Park buffer area along Rt. 1.

Work Hours:

Work activity will be taking place Monday – Sunday between the hours of 7 a.m. and 7 p.m. However, work on the State highway (Route 1) will be restricted to 9:00 a.m. to 3:00 p.m.

Contact Information:

For any construction related concerns, please contact Robert Lockhart of Capital Construction Consultants, Inc. at 202-669-7157 or email at rlockhart@ccci-dc.com.

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