



DEPARTMENT OF FACILITIES AND OPERATIONS

2770 South Taylor Street • Arlington, VA 22206 • Phone: (703) 228-6613 Fax: (703) 671-2959

May 5, 2016

Abingdon Elementary School Addition and Renovation Project: Use Permits A. U-3415-15-1

Subject: Foundation Monitoring Program Frequently Asked Questions & Answers

The questions and answers below are provided to give interested community members additional information about the Foundation Monitoring Program (Program) for the Abingdon project:

Who are the primary points of contact for the Program?

APS Project Manager: Aji Robinson: T 703-228-7738 E: Ajibola.robinson@apsva.us

ESC Mid-Atlantic Facilities Project Manager: Tim Naski T: 703-471-8400 E: TNaski@ecslimited.com

Who has Arlington Public Schools (APS) engaged to carry out the inspections?

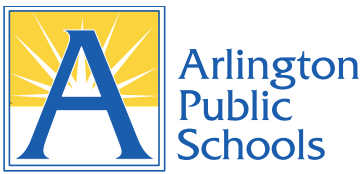
APS has hired ECS Mid-Atlantic an independent Engineering consulting company with Tim Naski the Facilities Project Manager leading the effort.

Can you schedule your inspection directly with APS / ECS or through your Home Owners Civic / Condo association (Association)?

*You may schedule your inspections directly with ECS or, if you are a member of the following associations, you may contact your association directly to schedule the inspection: for Fairlington Village by contacting **Colin A. Horner**, CMCA, PCAM, General Manager; for Courtbridge I, by contacting **Stephanie Kotuby**; for Courtbridge II, by contacting **Linda Solheim**. APS will assume all parties listed on the lists provided by these associations have consented to participation in the Program and will be present to open the property to ECS at the scheduled time. If you wish your association to coordinate the inspection on your behalf, please contact your association to confirm your name and address are on the lists of participating properties submitted by the association to APS.*

For the units with 2 or more floors – how many floors are being inspected?

ECS will like to walk through each accessible room on each level of the unit.



How long does each inspection take?

It depends on the size of the unit, but should take no longer than one hour.

Will appointment times be definite or will there be an appointment window during which time the unit owner will need to be available to allow access?

ECS will attempt to accommodate requests for a specific appointment time or window, subject to availability of its inspectors.

What is being defined as *building foundation* or *foundation walls*? Are interior foundation walls only the ones on the inside-face of exterior foundation walls, or will all walls in the lower level be monitored? Similarly, are the “foundation walls” only the ground floors or lower levels of a particular unit? What about the units with two and three levels? We were under the impression from APS some time ago that only ground floor units would be inspected, but please confirm whether all unit owners that received the letter will indeed be inspected.

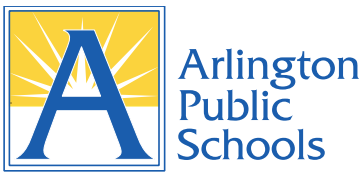
Observation will be on all accessible interior and exterior walls of the residence, on each level, for each unit that received a letter from APS. This includes units that are not solely on the ground floor.

What exactly needs to be removed from the foundation walls and to what extent? Is it the same requirement for all floors in the multi-level units being monitored? Your letter indicated that the unit owner must move “all boxes and any other storage from the *foundation walls* prior to the initial inspection by the Contractor in order to ensure adequate photography”. Does this apply to furniture or appliances that may be along these walls? Does there just need to be some small visible space? What if there are other items that cannot be moved or removed from the walls (i.e., built-in shelves/closets)? In those cases, the entire wall, will not be visible.

ECS understands that certain items cannot be moved and walls may not be completely exposed. ECS will do its best to observe the accessible portions of the walls. For items to be moved, they can be moved a foot or two away from the wall if this can be easily done.

What are examples of the pre-existing conditions that ECS Mid-Atlantic will be recording? Will each unit owner and their respective unit owners associations be provided with a report of these findings for their own records?

Typical distresses that ECS will be looking for includes cracks in drywall, separation of molding, broken window, etc. At the conclusion of the inspection each unit owner and the unit owner’s association will be provided with the report for the specific unit, likely to be done via a link to an FTP site where the report can be downloaded or by some other means.



Is the Courtbridge I/II pool being included in the scope of this foundation monitoring study?

No, the Courtbridge I/II pool is not included in the scope of work.

How will you quantify an existing crack in drywall?

Our report, provided for each resident, contains a table which lists each room, whether a distress was observed in the room, and accompanying pictures of the distress.

How should we respond if we see changes after the initial inspection and prior to the mid-construction or post-construction inspections?

If changes are observed after the initial inspection, please contact APS Project Manager Aji Robinson.

Is Fairlington Villages Condominium Association management involved in the process? The building foundation, roof, gutters, and exterior walls are common elements and are maintained by the Association.

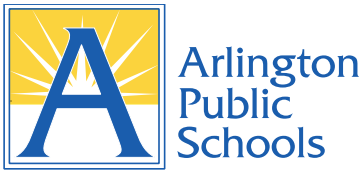
Yes, the management of Fairlington Villages Condominium Association is involved in scheduling and observing the inspections.. An initial list of residents came from the Fairlington Villages condominium association office staff. The association has been copied on correspondence to its residents from APS and are aware of the process and in regular communications with APS. We know they will also be getting in touch with all of the listed residents and we encourage residents to get in touch with them if needed. The same is true for individuals residing in those associations comprising Courtbridge I and Courtbridge II.

Can a tenant make the decision for an absentee landlord?

Tenants are encouraged to contact the property owner to confirm the owner's desire to participate in the Program. If a landlord allows a tenant to act on their behalf we will need written authorization from that landlord.

Does the entire perimeter of the foundation, exterior and interior, need to be accessible to the inspector?

Yes, however the inspectors will inspect and document everything that is accessible and visible.



How far from the foundation of the building will the contractor/photographer stand? There are some elements which cannot be moved: balconies, heat pumps and foundation plantings on the outside, hot water heaters and furnaces on the inside.

As noted above, the inspection team will not be moving any items on your property either on the interior or exterior. They will stand at a distance that allows them to adequately capture the existing conditions in detail with their photographic equipment.

What are the legal ramifications for the individual unit owner and the condominium association for failure to participate in the program?

APS cannot give any unit owner legal advice, so you are encouraged to raise this question with an attorney if you do not wish to participate in this Program.

Will APS / ECS allow other residents to see their neighbor's reports?

As the reports are deemed private information, reports will only be provided to the individual homeowner and the association. If you would like to see other reports please contact that homeowner or your association.

When will the pre-existing inspection be complete?

As noted in a letter the inspection date has been extended to May 16th. If necessary and your inspection has not been done by that date, please notify ECS and a date can be scheduled for your inspection. Inspections will be extended as needed, but not beyond the starting date of construction, currently scheduled for July 1, 2016.

When will the midpoint inspection take place?

The midpoint inspection dates are to be determined; however it will likely take place once the bulk of the new foundation work has been completed for the three major additions to be the building. Residents will be notified prior to the midpoint inspection to allow for arrangements for the midpoint inspections.