

The Paulist Fathers
Residence and Mission Project
November 4, 2020
Chancellors Row HOA Presentation
Meeting Minutes

Attendees:

Rachel Tardiff	Chancellors Row HOA
Susan Dreweke	Chancellors Row HOA
Tim Tourbin	Chancellors Row HOA
Fr. Eric Andrews	The Paulist Fathers – President Based in NYC
Fr. John Benkhe	The Paulist Fathers – Based in NYC
John Edwards	Bonstra Haresign - Architect
Matt Edelman	Clark Azar – Civil Engineer
Jason Azar	Clark Azar – Civil Engineer
Max Zarate	Coakley Williams – General Contractor – Project Manager
Tony Chippi	Coakley Williams – General Contractor - Superintendent
Brett Gleason	Coakley Williams – General Contractor – Project Engineer
Dave Pike	Winchester Homes
Steve Horne	Elm Street
Bob Waechter	Capital Projects Management Firm – Owners Representative

Prepared by: Bob Waechter CPM Firm

CC: All Attendees
 Kimberly Allen Chancellors Row HOA
 Fr. Frank DeSiano The Paulist Fathers - Local

Discussions:

1. The Paulist Fathers: Fr. Eric
 - a. Has been five years since the Paulist Fathers have lived in the St. Paul's College Residence
 - b. The Paulist Fathers have been on the property since 1912
 - c. The Paulist Fathers Residence will be available for Community Meetings and other social events.
 - d. The property will be available for neighborhood use when requested
 - e. There will not be a fence between the Paulist Residence & Mission and the Chancellors Row property.
2. The Paulist Fathers Residence Design: John Edwards
 - a. The distance between the town houses and the Paulist Fathers building is 75'.
 - b. There will be window treatments on the south facing windows
 - c. The residence bedrooms are located on the south side of the building.
 - d. There are bells on the building, but they do not ring
 - e. The elevation of the Paulist Fathers Building is below the elevation of the Chancellors Row buildings.
 - f. There is a recessed mechanical equipment pit on the south side of the building

- g. The main entrance to the building is located on the east side of the structure.
 - h. There is an egress walkway from the south side of the building to the Chancellors Row sidewalk.
3. Review the landscaping design: Matt Edelman
- a. Some of the large existing trees will be protected during construction and will remain
 - b. The existing roadway on the south side of the property will be relocated to the north of the Paulist Residence Building. The removed
 - c. There will be a storm water facility on site constructed by Winchester Homes which will be used for the construction of the new roadway on the north side of the proposed Paulist Residence Building.
 - d. Once the roadway is complete, the storm water facility will be used for the construction of the Paulist Residence Building.
 - e. The construction storm water facility will be converted to two permanent storm water management facilities that will be dedicated to treating the storm water from the Paulist Residence site only.
 - f. The storm water management facilities will be planted and dry except for heavy precipitation days. The maximum height of water in the pond during a precipitation event is 18”.
 - g. The storm water management facility will drain into the combined storm/sanitary line under 4th Street, SE.
4. What is visible from the townhouses: Matt Edelman
- a. The parking lot is only partially visible as the grade of the parking lot goes down as the it gets closer to the garage entrance.
 - b. There will be parking for seven cars on the surface lot which will be dedicated to the school.
 - c. There is parking in garage for the Paulist Fathers.
 - d. The HVAC equipment in the recessed equipment well on the south side of the building will be visually shielded from the townhouses
 - e. The only lights on the south side of the building is a light at the south entrance and step lights on the retaining wall on either side of the steps on the south side of the building.
 - f. There is a light at the garage door and there are lights on the retaining wall around the parking lot which will not be visible.
 - g. There is lighting on the east side of the building, much of the lighting will be shielded by trees.
5. Review the construction schedule: Max Zarate
- a. The proposed schedule is outlined below:
 - i. Construction Start: December 18th, 2020
 - ii. Building substantially dry – September 16th, 2021
 - iii. HVAC Startup – November 8th, 2021
 - iv. Substantial Completion (Paulist Fathers can move in) – December 30th, 2021
 - v. Project Final Completion – April 20th, 2022
 - b. Please note that the schedule may vary depending on the closing date for the property.
6. Review the construction issues
- a. Pile driving
 - a. The building will require pile driving to install “support of Excavation along the north and east sides of the building.

- b. The pile driving will start relatively early in the schedule and will take about 35 to 40 days for eight to nine hours per day, Monday through Friday
 - i. Saturday's will be used if there is a rain day during the week. If there are multiple rain days during week, Saturdays will be used to make up the lost days.
 - c. CWC will schedule a video survey of the Townhouse existing conditions
 - i. Winchester completed this work once
 - ii. CWC will come in at the end of the project to video the Townhouses again and assess any damage that may have occurred.
 - d. Winchester will install seismic monitors on the Town Houses, these will be monitored by Winchester and CWC
 - b. The other consistent noise will be the Backup beepers on the construction equipment and vehicles.
 - c. Parking:
 - a. Contractors will be required to use 4th street for contractor parking
 - b. There will be very limited or no contractor parking available on site
 - c. Contractors will be told not to park on the Chancellors Row roads.
- 7. Dust control and construction fencing:
 - a. There will be dust generated by construction
 - b. The contractor will install a fence around the construction site along the limits of construction (LOD).
 - c. The fence posts will be driven into the ground and will have a mesh covering on it as a visual barrier and to cut down on dust transmission.
 - d. Coakley Williams has offered to construct a section of this fencing, where it is closest to the Townhouses, out of plywood, which the neighborhood children can paint as a community project. Peep holes could be added to the fence to allow the neighborhood children a view of the construction site.
- 8. Construction start time
 - a. Weekday & Saturday 7:00 am to 7:00 PM
 - b. No exterior work on Sundays
 - c. Coakley Williams will follow DCRA Non Work Days as published on the DCRA Website
- 9. Construction Traffic
 - a. Deliveries will be scheduled with Winchester as not to clog up the roadway
 - b. Coakley Williams will not allow Idling Trucks on or near the site before or after the project start/completion time.
 - c. No vehicles on site before 7:00
- 10. Communications with the Neighbors
 - a. Neighborhood Communication will be through the Paulist Website: <https://paulist.org/construction/> and will reflect:
 - a. Tony Chippi's contact information
 - b. Construction major events
 - c. Time Lapse Construction Photography
- 11. Questions:
 - a. Who manages the school drop off
 - a. The school drop off/pick up times will be managed by the school
 - b. Construction access will be restricted during these times.

- b. When will the construction fence will be erected and when it will be taken down:
 - a. December 20th, 2021 through April 2022
 - b. The fence will be chain link fence driven into the ground with black screening on it so you cannot see through it.
 - c. For a small section, (next to the town house) the fence could be painted plywood.
 - d. CWC would install plywood that the kids could paint
 - i. Provided there are no political or other messages
 - e. There could be port holes into the site for the kids to observe the construction.
- c. What is the work that Winchester will do with storm water at the Paulist
 - a. Winchester will construct the storm water retention pond
 - i. The pond will be there for Winchester to construct their roadway, once the roadway is constructed, the retention pond will be used only for the Paulist construction.
 - ii. There is no effect of the Paulist Fathers bio retention pond on the Chancellors Row storm water.
- d. Will the construction site be lit at night
 - a. The trailer will have lights, but there will not be site lighting on the site
 - b. There will be temporary lighting in the building, but they can be installed on timers so they turn off at night.
- e. Parking for the workmen
 - a. Parking will be restricted to 4th street
 - b. The Chancellors Row roadway is monitored, if someone parks on the roadways it's a \$250 ticket
- f. Communication:
 - a. Periodic meetings with the HOA can be scheduled to maintain positive communication regarding the construction.
 - b. The best place to communicate is through the <https://paulist.org/construction/> website
 - c. If there are people from the neighborhood that get too intrusive, please contact the HOA executive committee members.
 - d. A meeting with the Chancellors Row Community to review this evenings presentation will be scheduled.