



Capitol Park IV Condominium Association, Inc.
741 Delaware Avenue SW
Washington DC 20024

phone: 202.484.5235

email: cpivcondo1973@gmail.com

web: www.capitolparkiv.com

October 15, 2018

NOTICE!!!

MAJOR DISRUPTIONS IMMINENT AS CONSTRUCTION STARTS ON THE KILEY ON FOURTH

All CPIV owners and residents should read and pay close attention to this notice.

Owners and residents who live between 600 and 612 3rd Street SW should pay special attention, as you are particularly impacted by the pending construction.

Construction on the Kiley on Fourth will begin soon. A tower crane will be used to construct the new building. The tower crane will swing over several of our units on the northwest corner of our property. The affected units are 600 to 618 3rd Street, SW. The crane will not carry any construction loads over CPIV.

Please note that CPIV has no ability to prevent the installation and operation of a tower crane that swings over our property. It is explicitly allowed by DC law. The developer is heavily insured in the event of an accident, which is highly unlikely.

Construction hours for the Kiley project are dictated by DC: 7 a.m. until 7 p.m., Monday through Saturday. On most days, construction will end by 4:00 p.m.

Dust will be generated, primarily during the pile driving and excavation phases. Unfortunately, prevailing winter winds from the northwest will bring this dust into CPIV. There will also be vibrations and noise, especially for those people who live between 600 and 628 Third street. The pile driving will last about four weeks.

The new residential building will be on the west of the property line, immediately adjacent to our 3rd Street green space. There will be vibrations from the excavation, and from the pounding in of support beams. We are concerned about the possibility of damage to those units in the vicinity of the new construction, and we are taking a comprehensive survey of the current condition of the exterior brick walls in advance of construction. If you live near the construction site, the Board strongly suggests that you photograph the interior walls and ceilings in your unit (smart phones typically "date stamp" all photos), so that any drywall or ceiling cracking resulting from the construction can be identified. We have gone on record with the developers with our concerns about the potential for damage. Remember, it is important that you photograph your walls and ceilings PRIOR to the start of construction. Site preparation is already underway; construction is imminent.

Construction traffic will enter the site just west of the Third Street circle, and exit on 4th Street, SW. Please be patient and extremely careful as you drive and walk in the area. Obey the workers directing traffic at the site.

The CPIV Board has agreed to allow the developers to place a construction trailer on CPIV property, immediately adjacent to the new construction. Construction trailers serve as the offices for the architects, engineers and contractors working on the project. Access to the trailer will be from the construction site only, not CPIV property. CPIV is being compensated \$3,500/month for allowing the trailer to be sited on our property. The developer is fully responsible for restoring any sidewalks or landscaping disturbed by the construction trailer's placement. The north-south sidewalk in our Third Street green space will still be accessible. Much of the Third Street green space will still be available for your use during construction.

A couple of our parking spaces on the far northwest corner of the property may be impacted by construction. If your space is affected, you will be contacted by Bruce Buelken.

All compensation received from the developers will be held in the Budget Reserves until the Board is confident that no legal action is necessary as a result of damage to our units during construction. The compensation will not be used for the Association's operating expenses in the 2019 or 2020 fiscal years, and will have no impact on the budgets for those years.

Construction of the Kiley will take about 18 - 24 months, though the construction trailer will probably only be in place 14 months, as the offices are moved into the newly constructed garage once it is available for occupancy.

If you have an urgent complaint or concern during the construction period, call the condominium office at the number above. We have the names and cell phone numbers of on-site personnel that we should be able to quickly reach.

If you have any questions for the Board, please submit them by email to cpivcondo1973@gmail.com, or call the condominium office. You can also drop by the condo office with your written questions for the Board, or send them via U.S. Mail.

Thank you for your attention.

CPIV Board of Directors