

MNCPPC On-going Projects September 3, 2024

PROPERTIES OF CONCERN:

1. Concord

- PP&D: – Construction Phase 1:
 - MHT, HAWP and DPIE approvals are in place.
 - The CMAR mobilized 7/1/2024 with construction continuing through the winter of 2025.
 - New observations from area preservationists are being discussed for basement work and historical significance
 - Staff are meeting to discuss next steps for Phase II

2. Oxon Hill Manor

- PP&D: The roof and drainage repair/reconstruction by Park Planning and Development (PP&D) has started. The site will be closed From March 1, 2024 to December 2024 (New completion date expected in August 2025).
 - The 100% GMP has been received from Brawner and is being routed through procurement.
 - MHT conditional approval was extended to December 2024.
 - The D.P.I.E. permit has been issued.
 - The permit application with increased limits of Disturbance has been submitted.
 - The process of approving specific materials (Submittals) process has started.
 - Staff have relocated.
 - On April 15 removal of landscape plants commenced.
 - On May 1 Brawner Builder started mobilization beginning with repairs to the concrete ceiling in the basement.
 - The sub-terrace concrete slab, when exposed, was discovered to be soft and damaged. This slab will be removed and replaced.
 - Removal of the terrace bricks is ongoing
 - May 28 – Scaffolding installation started
 - Attic structure support adjustments continue and re-roofing to start soon
 - Chimney inspection report received by WEI
 - South Sun Room interim column supports are being added to scope
 - Lightning protection and surge protection added to main electrical panel
 - Site workplan is currently with DPIE

3. Riversdale

- PP&D continues the project to address stucco, paint, and drainage issues around the building.
 - MHT and HAWP approval are in place
 - A pre-construction meeting has been held.
 - PP&D are working through pricing for the full scope of work (100% exterior wall repair and repainting plus cornice painting).
 - This work is currently scheduled to be completed in September of 2024. Project completion schedule to be adjusted
 - Updated GMP being reviewed by procurement

4. Adelphi Mill

- PP&D is organizing this structural repair project.
 - DPIE and HAWP approvals are in place
 - A pre-construction meeting is scheduled with the contractor in mid-June
 - Construction is still tentatively scheduled to run between September 2024 and November 2024, with final punch-list items completed in December 2024
 - Waiting on GC to provide updated estimate for scope work on exterior gable ends. Might not get included until Phase 2 work

5. Compton Bassett

- The main house remains encased in scaffolding. HPU requested funds for the upcoming fiscal year to begin the investigation and stabilization of the house.
- HPU has completed projects to restore 2 barns, a smokehouse, a dairy, and garage.
- New stairs will be installed on the Chapel. One set will address the main door and a second small set will lead to the basement from the exterior hatch.
- Exterior scaffold netting to be re-secured for building protection

REMAINING PROJECTS

Mt Calvert

- PP&D have started the construction phase of the building restoration.
 - Initial work started with basement interior stucco removal and relocation of existing mechanical equipment.
 - The excavation of the exterior south basement wall has been completed.
 - 100% re-pointing was required (30% was in the contract)
 - A waterproofing membrane has been applied.
 - Next steps will be foundation drainage, fill and careful compaction.
 - An exposed power line in the north excavation has slowed progress.
 - Exterior brick repointing has been completed.
 - The roof repairs are 80% completed.
 - Interior basement walls are deteriorating and will need to be repaired.
 - Construction is scheduled to complete July 2024. Updated completion date for December 2024.
 - West side Pepco duct bank to be upgraded for commercial use
 - NE/SE excavation to outfall drainage will be updated to include directional boring.

Snow Hill

- HPU has met with Commission electricians to review poor quality exterior lighting surrounding the building.
 - HPU has complete preliminary drawings
- HPU has met with MNCPPC plumbing and Heavy Equipment crews on site. Downspouts and foundation drainage lines were scoped and discovered to be extensively damaged.
 - Repairs will need to be performed. The HPC will be informed when a proposed solution can be determined.
- PP&D will conduct exploration work and remove areas of parging in basement. Waiting on estimates from contractor.

Marietta Mansion

- HPU has contracted Kimmel Studios Architects to design a historically accurate replacement for the missing front entry step at Marietta.

- Archeologists phase 2 is completed.
- Awaiting the report from the archeologists.
- Following up with Willie Graham to ensure all information requested from archaeology is substantial.
- HPMU has had contractors evaluate the existing roofs and have solicited bids for this future work.
- Work to replace the non-historic deck at the rear entrance was completed by FSD.
- Work to repair the existing elevator is being completed by HPU

Darnalls Chance

- HPU's major exterior restoration has been completed.
- Future work to explore front parking area drainage. HPMU is soliciting bids

Dorsey Chapel

- HPU is working with commission electricians to plan the installation of a backup generator. A HAWP has been approved.
- Installation work to begin Fall 2024.

Nottingham School

- HPU's repairs to siding and trim and reconstruction of the foundation have been completed.

Ridgeley Rosenwald School

- HPU has completed repairs to the existing chimneys.
- HPU work to repair the exterior ramp, stairs and woodwork is ongoing.

Mary Surratt House

- The work to repair damaged walkways and install perimeter drainage around the house has been completed.
 - Work to utilize directional boring from the parking lot to the modern addition at the East end of the historic house was delayed. When this work is completed the final small hole near the East foundation wall will be closed.
- HPMU to consult with engineer on main structure. Roof, windows and doors restoration will be forthcoming.

Publick Playhouse

- The contract for rigging repairs is under review.
- The feasibility study master plan is awaiting document from the architect.
- Rigging inspection and improvements is ongoing
- Fire curtain will need to be repaired
- Next steps will be for improvements on electrical, mechanical and masonry work.