



Legislation Text

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TO: Chair and Members of the Board

FROM: Jeffrey Oris, Executive Director

DATE: February 12, 2020

CHEVY CHASE PLAZA UPDATES

BACKGROUND: The Chevy Chase Plaza is in need of significant maintenance. To this end, Jim Nardi and myself have investigated the items that need immediate attention and have formulated a basic timeline (attached) that will show the repairs to be made, the current estimated cost for each item, and the timeline for the repairs to be undertaken. It should be noted that this is a maintenance program and is not designed to upgrade the center (as was done at the ACE Hardware Plaza) but is to ensure that the property is viable and safe for all that visit.

These repairs include:

- 1) Lighting under eaves and soffit lighting
- 2) Sidewalk stripping and repair
- 3) Stormwater pipe cleaning and lining
- 4) Stucco and column repairs
- 5) Roof improvements
- 6) Painting
- 7) Tenant Signage
- 8) Parking Lot Repairs and Signage
- 9) Sidewalk Finish

It is anticipated that this maintenance program will cost approximately \$875,000 (a breakdown of cost estimates for each repair is included on the attached timeline) and the program should take approximately 7 months to complete, assuming we find no unexpected situations or unexpected delays in the purchasing process or due to weather.

Staff is already working on securing an electrical vendor for item #1 and should be able to award the job within the next two weeks. Staff is also working on bid documents for Item # 5 and should have the bid on the street within the next month or so.

RECOMMENDATION: N/A

FISCAL IMPACT: These improvements are estimated to cost \$875,000

CONTACT PERSON: Jeffrey Oris, Executive Director