



Ad Hoc Monitoring Group for Waterfront Construction

301 King Street City Hall
Alexandria, VA 22314

**Meeting Notes for
Friday August 19, 2016
4:00 – 5:45 PM**

Group Members in Attendance:

John Bordner, Chair, Waterfront Commission
Katy Cannady, Old Town Civic Association
Bert Ely, Friends of the Alexandria Waterfront (via
phone)
Barbara Saperstone, Waterford Place
Nina Randolph, Founders Park (via phone)

Staff Members in Attendance:

Pete Mensinger, New Construction Manager/Special Projects, Code Administration
Bill Skrabak, Deputy Director, Transportation & Environmental Services
Lisa Jaatinen, Acting Division Chief, Infrastructure ROW, Transportation & Environmental Services
Daphne Kott, Civil Engineer IV, Department of Planning Implementation
Emilio Pundavela, Civil Engineer IV, Infrastructure ROW, T&ES
Jack Browand, Division Chief, Recreation, Parks and Cultural Activities

Additional City Members in Attendance:

Mayor Silberberg
Gregg Fields, Director of Code Administration

**Meeting Subject: Changes to the Robinson Terminal South (RTS) Demolition Plan
Impacts, Controls in place, and issues (dust & vibrations)**

Mayor Silberberg expressed her appreciation for City Staff and the developer's quick response to complaints from residents.

Adam Hayes of EYA stated he was here to answer questions about the demolition activities occurring at RTS.

EYA began demolishing the concrete slab sooner to take advantage of being able to perform this activity inside the building before the building itself was demolished. This would help to control fugitive dust, allow the use of the broken-up concrete on-site, which would reduce the amount of hauling.

Residents stated they have been experiencing vibrations, swaying of their homes, and expressed the desire to have had advanced warning of this type of demolition activity in order to prepare their homes.

EYA stated there are three (3) seismic stations set up (one on Wolfe Street and two on Union Street). The seismic stations are monitored every day and there have been no concerning readings. The threshold level of the monitors is set to 0.25 with no readings exceeding this to date.

EYA stated they were working within the plan and no alarms have gone off.

EYA's seismic expert David Miller stated it is normal for people to feel vibrations. Mr. Miller went on to discuss the general guidelines for seismic monitoring.

Peak particle velocity (PPV) is measured and the frequency.

Thresholds are:

- 0.5 PPV for plaster
- 0.25 PPV historic structures
- 0.12 PPV for extremely fragile historic structures (steady / continuous vibrations)

All readings have been reported below 0.1.

John Bordner stated EYA needs to address damages now, identify what controls are in place, and what controls need to be adjusted.

Mayor Silberberg stated she was presented with information that stated the seismic threshold for historic structures was 0.12PPV (trigger an alarm). By the Federal Transit Administration (FTA). The owner of 106 Wolfe Street stated he had two doors that will not close and has identified new cracks in his 1770 home.

The residents were concerned that the demolition of the slab had begun prior to the completion of the 250' boundary structure survey.

The residents stated that the structure surveys to the structures immediately adjacent to the site had not been completed.

Pete Mensinger stated a benchmark could be created by EYA if photographic surveys were created for residents within the 250' perimeter established by the DSUP. This would also create a communications link between the two parties Homeowners and Developer.

The residents requested that EYA modify the demolition plan to prevent damage. Mayor Silberberg asked EYA if there are methods that would be less damaging.

EYA stated they would investigate other means of removing the concrete slab.

EYA was advised to move the scheduled structure surveys forward.

The residents requested that the monitoring reports be made available.

Request that EYA provide a “look ahead letter” to the public stating what activities would be conducted in the coming week.

EYA was asked to install additional monitoring stations at historic house locations, possibly on Wolfe and Duke Streets.

EYA Action Items:

EYA agreed to continue with the structure survey (adjacent property surveys to be conducted first) while proceeding with less disruptive methods to remove the concrete slab (methods that will reduce vibrations, stop puncturing the slab).

EYA agreed to add seismic monitoring on historic structure locations and the monitors will have a 0.12 threshold. Planned historic monitoring locations for Phase II will be installed prior to Phase II beginning.

EYA agreed to provide weekly updates including seismic reports (for the prior week).

EYA agreed extend the structure survey to all connected structures (structures outside the 250’ boundary that share a party wall or continuous roof structure). EYA agreed to provide a revised map identifying the properties.

EYA agreed to research alternate means and methods to minimize vibration from slab demolition.

Pete Mensinger asked that all in attendance sign the roster and that all in audience whose homes have sustained damages, meet with Adam Hayes after the meeting ends to record claims.

Meeting adjourned at 5:45 pm.

Making Complaints

- Call the HELP line: **703.746.HELP** or use the City’s **call.click.connect** link on the main City webpage.
- Contact: Emilio Pundavela P.E., **571.221.8309** or via email at:
Emilio.Pundavela@alexandriava.gov

Department of Emergency Communications (Non-emergency Crime / security issues) **703.746.4444**