

Robinson Landing

Plan for Addressing Damage to Adjacent Property

Revised: 3-28-2017

The Building Monitoring Plan establishes a procedure to detect building movement, settlement, and/or damage directly or indirectly attributed to the excavation or construction activities.

This document is a supplement to the Building Monitoring Plan. It describes the plan for addressing damage to adjacent property and nearby structures.

Step #1- Notice of Damages

If a Building Owner believes they have damage that is attributable to excavation or construction activities, they should provide written notification to RTS South Associates, LLC (RTS) within three (3) business days of the date the damage occurs or when it is first discovered. Separate notice should be provided for each occurrence of damage. Notice should be provided via mail or email to:

RTS South Associates, LLC
Attn: Adam Hayes, Owner's Representative
4800 Hampden Lane
Bethesda, MD, 20814
Attn: Adam Hayes, Owner's Representative
ahayes@eya.com
Office: (301) 634-8653
Mobile: (703) 785- 3340

with a copy to:

RTS South Associates, LLC
Attn: Tim Kraft, Risk Manager
4800 Hampden Lane
Bethesda, MdD 20814
tkraft@eya.com
Office: (301) 634-8706
Cellar: (813) 767- 8323

The notice should include the following information:

- A. Building Owner's name, address, telephone number and email address.
- B. Preferred method/time of contact
- C. Date/Time the damage occurred or was discovered
- D. Detailed description of damages observed
- E. If available, photos of the claimed damages, including any pre-damage photos

Step #2- Initiate Property Claim

Concurrent with notice to RTS, the Building Owner should initiate a claim under their Property (Homeowner's) Insurance. When the claim is filed, the Building Owner should inform the insurance carrier that the damage was not caused by the Building Owner and they believe the damage is the result of excavation or construction activities at the Robinson Landing project at 2 Duke Street, Alexandria VA.

Step #3- Investigation

Within 21 days of receipt of notice or damages, RTS will coordinate an independent inspection of the property to document the damages (Interim Construction Survey) and conduct a structural review by a professional Structural Engineer. A copy of the Survey and the structural findings will be provided to the Building Owner within 14 days of the inspection.

An additional inspection will be scheduled and conducted by an Insurance Carrier covering the RTS scope of work on the jobsite which is said to have caused the damage.

The Building Owner's insurance carrier should conduct a concurrent independent investigation of the damages/claim.

Step #4- Resolution

The insurance carrier covering the RTS scope on the jobsite will review all information available and notify the Building Owner directly of the determination of the claim.

The Building Owner's property insurance carrier has the primary duty to satisfy the claim without the need to determine fault. As the 1st Party insurer, the Building Owner's property insurance carrier should effect the claims and address the damages. Damages the Building Owner's carrier determines were the result of RTS's activity will be subrogated against RTS's carrier.

END OF PLAN