



**Government of the District of Columbia
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CHEVY CHASE, BARNABY WOODS, HAWTHORNE

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**ANC 3/4G Testimony Before the
Committee on Facilities and Procurement
Budget Hearing on the
Department of General Services
April 4, 2019**

Chairperson White and members of the Committee on Facilities and Procurement,
I am Randy Speck, Chair of ANC 3/4G (Chevy Chase), and I am testifying on behalf of
our Commission, which authorized this testimony at its March 25, 2019 meeting by a
vote of 6 to 0 (a quorum being 4).

Based on our ANC's research, community survey, and analysis, the Council and
the Mayor appropriated \$19 million in the FY 2019 Capital Budget to modernize the
Chevy Chase Community Center — \$3.5 million in FY 2019, \$4.5 million in FY 2020,
and \$11 million in FY 2021 (<http://bit.ly/2Jqm2vM> at page 180). On January 10, 2019,
the Department of General Services issued a Request for Proposals (RFP) for
architectural/engineering services for the modernization (<http://bit.ly/2TVChoM>).

Although some of the projected milestone dates in the RFP have slipped, DGS will likely

issue an RFP for the construction management work sometime in FY 2020, with construction likely to begin during FY 2020.

This modernization project presents a number of logistical challenges. The work site will be in the middle of an active commercial district along Connecticut Avenue and abuts a residential neighborhood. Space for equipment and materials will be limited because of the size of the site and the continued operation of the Chevy Chase Neighborhood Library immediately adjacent. Parking is already scarce in the neighborhood, and will become more so when construction eliminates the surface parking lot behind the Community Center.

Our ANC has recent experience with similar construction projects in tightly congested urban spaces — e.g., construction of the apartment building at 5333 Connecticut, NW and Ingleside at Rock Creek’s major expansion at 3050 Military Road, NW. For Ingleside’s expansion project, the ANC negotiated a comprehensive agreement (<http://bit.ly/2JuQ15J>) to minimize the impact on the surrounding community, including planning to be completed before construction, rules to govern traffic and parking during construction, and enforcement mechanisms to ensure compliance. The Chevy Chase Community Center modernization raises similar concerns that DGS will need to address before the work begins to avert problems during construction and avoid conflicts with neighboring residents and businesses as construction proceeds.

Based on these considerations, ANC 3/4G urges the Council to include sufficient funding in DGS’s FY 2020 operating budget to administer the construction contract so that it will minimize adverse impacts on the community. Some of the steps that should be

taken are simply prudent project management that, rather than increasing costs, will actually reduce overall costs through comprehensive planning. Nevertheless, DGS can reasonably anticipate that it will require additional funding to manage the project in a way that protects nearby neighbors from unreasonable truck traffic, workers' parking on neighborhood streets, trash, unsecured material and equipment, noise, and dust. For example, DGS may require additional staffing to monitor construction contractors and to enforce traffic and parking restrictions. In our experience, the owner needs a single point of contact to field and address concerns promptly as they arise and to provide an ongoing liaison with residents and the ANC.

We look forward to a vibrant, inviting, and inspiring new Community Center, and we recognize that we will have to endure some disruption to achieve these goals. DGS can help to minimize residents' understandable consternation, however, through its aggressive supervision of construction. We urge the Council to ensure that DGS has the funding it needs to administer this construction contract to protect the community from unnecessary aggravation.