



January 3, 2020

1201 North Royal Street  
Alexandria, VA  
Progress Update

Dear Neighbors,

Happy New Year!

Carr Companies is pleased to share that we will start work related to the Muse Condominium project at 1201 North Royal Street on January 6<sup>th</sup>, 2020. As such, we plan to begin the distribution of periodic (normally bi-weekly) progress updates to the neighborhood in order to communicate planned activities and expectations for the project.

With the commencement of physical activities at the site, and as discussed during the earlier neighborhood presentations, initial construction activities primarily consist of utility undergrounding work within North Royal Street and Bashford Lane. These activities are planned in coordination with the City of Alexandria (T&ES), and will continue through an anticipated eight (8) week period to include the following:

- Extension of underground electrical conduits from existing manhole south of 3<sup>rd</sup> Street on N. Royal St.
- Installation of the new buried ductbanks (conduits) for electrical undergrounding (i.e. to facilitate removal of overhead lines and poles)
- Installation of a new manhole in the street at North Royal
- Placement of new pad-mounted transformer and switch at the northwest corner of our site
- De-energizing and removing of existing overhead wires and poles

After the conduit work has been installed, Dominion Energy will pull and energize new electrical conductors via the duct bank over an additional 4 to 6 week period. As promised during our presentations, we will provide updates to our neighbors and communicate any short-term utility outage with as much notice as possible. Note that sanitary, storm and water service laterals and meter boxes will be installed at later dates during the year, during which we do not anticipate outages to the community.

Simultaneous to the start of utility undergrounding work, our General Contractor, WCS Construction (WCS), will begin “make-safe” work around the project site, including the erection of construction fencing in preparation for demolition of the existing buildings, which we anticipate will begin in early February. Building demolition is expected to span approximately two (2) weeks, with hauling monitored by and coordinated with the T&ES.

As these initial activities commence, Carr and WCS will contact applicable adjacent property owners regarding the building monitoring program and prospective tree relocations no less than two (2) weeks prior to the start of any building excavation or piling work.

Periodic updates and “look ahead schedules” will continue to be provided, and additional information and resources are available on the City’s website. Please forward this email to any neighbors that would like additional information and encourage them to send their email addresses to [info@carcc.com](mailto:info@carcc.com) in order to be included in future distribution. If you do not wish to be included in future emails, please reply to this email with “UNSUBSCRIBE” and we will remove you from the list.

If you have any questions, please do not hesitate to email us at [info@carcc.com](mailto:info@carcc.com).

Sincerely,

The Carr City Centers Team