

Old Post Office— Work Exempt from Review

The following list identifies typical work that may be conducted throughout the OPO without further consultation or review by the Signatories or Consulting Parties in accordance with Stipulations IV, V or VI of the OPO Programmatic Agreement, provided that the work: (a) is carried out in accordance with the Secretary's Standards and all applicable NPS Preservation Briefs; (b) will not adversely affect character-defining features and/or historic properties through direct or indirect means; and (c) does not represent a significant departure from the Final Design and/or Tax Incentives Part 3, upon approval thereof.

EXTERIOR

1. Routine maintenance of the Site, including repair and in-kind replacement of pavers, tree grates, lighting, signage, and street furniture.
2. Routine maintenance of landscaping, including, when necessary, trees, bushes, ground cover, and flowers, or the replacement of those elements with new plant species that are in character with the original approved plantings (not including street trees, which must be replaced in-kind to be considered Work Exempt from Review).
3. Routine maintenance of exterior building lighting, including building illumination (provided it does not increase the light levels approved in the Final Design and/or the Tax Incentives Part 3), window canopy lighting, and drop off canopy lighting, 11th Street lighting, Annex entry lighting, and arcade lighting.
4. The installation of temporary event staging, signage, displays, carpeting, and lighting and sound systems for specific events or occasions, as long as those installations do not adversely affect character-defining features, and are removed at the end of the event. For the purpose of this item, temporary shall mean up to 42 calendar days.
5. The installation of temporary event traffic control signage for events or occasions, as long as those installations are approved by DDOT if so required, and are removed at the end of the event. For the purpose of this item, temporary shall mean up to 42 calendar days.
6. Routine maintenance and repair of building, including masonry—granite, brick, stone, slate; wood—windows, doors, trim; and metalwork— copper flashing, decorative metal, security screens, lintels, thresholds, railings, flag holders, and exterior hardware, as long as the work is carried out under the direction of Qualified Personnel. This exemption does not include stone or window replacement.
7. Routine maintenance and replacement of building canopies and flags.
8. Routine maintenance and replacement of outdoor dining areas, including furniture—tables, chairs, umbrellas, dining area barriers, lighting, planters, service stations, and spot heaters, provided that these actions do not expand the location, size or scale of the outdoor dining area.
9. Operation, installation, replacement, and maintenance of security surveillance equipment, provided that said equipment is located with minimal visibility and does not adversely affect character-defining features through physical damage or other means.
10. In-kind repainting and repairs to deteriorated paint surfaces, in-kind replacement of caulking, re-glazing broken windows, as long as all work is done under the direction of Qualified Personnel.

11. The routine surface cleaning and repair of paved areas, stairs, arcade paving, driveways, areaways, and planters, signage, and the removal of debris from the site, as long as work is done to avoid damage to masonry from wintertime snow and ice clearing chemical surface treatments.
12. The routine cleaning of windows, as long as the method used does not adversely affect character-defining features.
13. The routine maintenance of the roofing and skylights, including replacement of glass, as long as the method and materials used do not adversely affect character-defining features.
14. The routine maintenance and replacement of exterior mounted communication equipment at the Clock Tower and roof areas of the building, provided that said equipment has no greater visibility than what exists at the time of this Agreement execution.
15. The routine maintenance of the Clock Tower Observation Deck and openings, including the installation of window guards and related devices for public safety and protection, as long as all work is carried out under the direction of Qualified Personnel.
16. Routine maintenance of the connecting bridge between the Old Post Office and the Annex—including repairs, cleaning, and, as necessary, in-kind replacement of bridge materials.
17. Routine maintenance of exterior iron fencing between the Old Post Office and the Loading Dock at the south end of the site, and the Loading Dock security gates and gatehouse.
18. Routine maintenance, repair, and operation of the Loading Dock, including replacement of operations and safety equipment, signage, door controls, iron stairs, lighting, alarm systems, and security equipment.
19. Maintenance and replacement of exterior elements of the Annex.
20. Routine operations, maintenance, and replacement of all roof top mechanical, electrical, and plumbing systems, provided replacement units or systems are no more visible than what was approved at the Completion of the Initial Rehabilitation.
21. Maintenance, repairs, and replacement of stairs, handicap ramp, and handrails at the 11th Street entry to the ground level of the OPO.

INTERIOR

1. Routine operation, maintenance and in-kind replacement of existing mechanical, electrical, plumbing, security, and communication systems, fire protection, and life safety equipment and fixtures.
2. All routine operations, including conference, event, and guest services—room cleaning, food service, registration, valet and concierge services, laundry, restaurant, spa, and retail.
3. Routine maintenance of public spaces, including cleaning, polishing, touch-up painting and refinishing.
4. The use of temporary lighting and signage for an event or occasion as long as the materials and installation are removed at the end of the event.

5. The use of temporary lighting or signage when necessary for life safety, such as “Wet Floor” signs, and warning or directional signs when maintenance work is underway.
6. Routine maintenance and operation of all elevator service within the building, including replacement of any elevators, provided that historic elevator cages are not damaged or altered.
7. Routine maintenance, repair, and in-kind replacement of all lighting and fixtures within the public spaces.
8. Routine maintenance, repair, and replacement of lighting, and fixtures in private rooms. (NOTE: No historic lighting is believed to remain in the OPO).
9. The addition, maintenance, repair or replacement of signage as long as it does not adversely affect character-defining features, inclusive of spatial character of the Cortile, through physical or visual means.
10. In-kind redecorating of public spaces within the building, including floor coverings, furniture, plantings.
11. In-kind repainting of public spaces.
12. Reconfiguration, redecorating and repainting of guest rooms, including replacing floor coverings, furniture, plumbing fixtures, accessories, and equipment, lighting and light fixtures, as long as the redecorating work does not adversely affect character-defining features.
13. Remodeling and rehabilitation of any spaces found on the Ground floor of the Old Post Office as long as the work does not adversely affect character-defining features, including the character-defining space of the Cortile.
14. Remodeling and rehabilitation of the two retail spaces located in the northeast and northwest corners of the building on the 1st and Mezzanine Levels.
15. Operation, installation, replacement, and maintenance of communications and security systems within the building, provided that said equipment is located with minimal visibility
16. Operation, installation, replacement, and maintenance of sound systems within the building, provided that said equipment is located with minimal visibility and does not adversely affect character-defining features through physical damage or other means.
17. Repair and maintenance of all windows within the building, including exterior windows, borrowed light windows, Cortile windows, corridor and entrance lobby windows, and security observation windows, as long as work is carried out under the direction of Qualified Personnel.
18. Remodeling and rehabilitation inside the Annex, provided that such work does not alter the character of the connections between the Annex and the IRS Building colonnade or the Old Post Office as approved in the Final Design and/or the Tax Incentives Part 3.
19. Remodeling, maintenance and operation of all back-of-house spaces.
20. Operation of hotel support services, including the delivery and transport of goods and materials necessary for hotel services, and retail operations, including, but not limited to laundry transport, food and beverage delivery, and personnel movement.