

AMAR GROUP

Newsletter



Current Projects

DCHA Elvans Burn T4
DCHA Villager T8
DCHA PCA T9
1345-1347 Connecticut
Kelly Miller
ARHA C/BWR
ARHA W Glebe/OD
Children's Ft. Davis
6218 3rd St. NW
3218 Wisconsin Ave, NW
500 Kennedy St., NW
750 Park Road, NW
49-53 Missouri Ave., NW
2142 Queens Chapel Rd., NE
The Luzon
5219 Georgia Ave. NW
CME Church
Urban League Inspections
Third-Party Inspections
B&D DCHA Inspections

What's new? November

- Project Update: DDL Coffee Kiosk
- Architecture Spotlight: Eastgate Centre
- CNHED's DC Community Anchor Partnership
- Ask The Inspector
- DOB Article
- Veteran's Day Update
- Mediation: A Preferred Alternative to Litigation for Resolving Disputes

Project Update: Department of Labor Frances Perk Lobby Coffee Kiosk

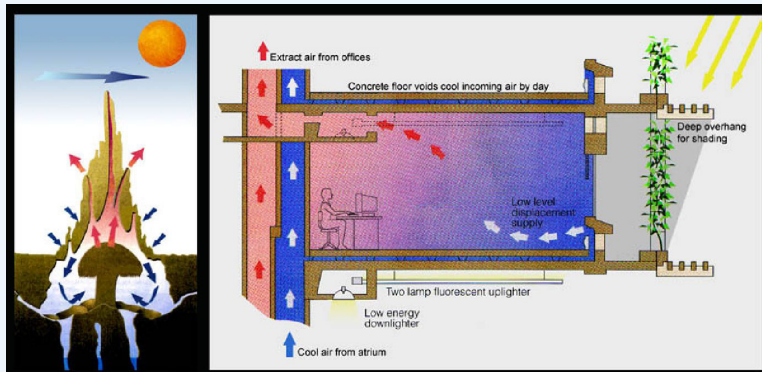


AMAR provided design for the Department of Labor Frances Perk Cafe which features Peet's Coffee. The scope included design of a touch-free coffee kiosk with fire-proof materials, coffee equipment, refrigerators, lighting and accessible countertops for customers and baristas.

Architecture Spotlight!



Living Spaces: Watch how the Eastgate Center in Zimbabwe Cools Itself Without Air Conditioning



Living Spaces: Watch how the Eastgate Center in Zimbabwe Cools Itself Without Air Conditioning

Eastgate Centre

Architect: Mick Pearce

Location: Harare, Zimbabwe

The Eastgate Centre is a shining example of Biomimicry in action. Biomimicry is the act of looking to nature for inspiration while designing, as nature is the most efficient designer we know.

When designing the Eastgate Centre, architect Mike Pearce was tasked with creating a building with no air conditioning that would keep the occupants comfortable. To accomplish this, Pearce looked to nature for inspiration, and the local termites seemed to have the answers! Termite mounds use a passive cooling system to regulate the temperature inside. The mounds capture the cool breeze coming in from the sides and circulate it through the mound, while allowing the new air to push out the old, hot air and keep the mound cool.

Pearce replicated this system within his building, modulating the flow of air with fans. He also placed plants around the building because the additional surface area of the plant leaves would absorb heat coming in from the sun, further cooling the building. Implementation of design strategies like this give us hope of working towards a more sustainable and enjoyable future.

CNHED's DC Community Anchor Partnership

CNHED's DC Community Anchor Partnership (DCAP) is a collaborative of local “anchor institutions” – hospitals, universities, and utility companies – harnessing their purchasing power to grow DC-based minority-owned business enterprises (DC MBEs). Led by CNHED and co-convened with the Deputy Mayor for Planning and Economic Development (DMPED), DCAP works with its Anchor Members to re-engineer institutional procurement systems and create equitable access to contract opportunities.

AMAR Group, LLC is proud to be a part of the DCAP, and we look forward to what this connection will bring in the future!



Ask The Inspector....

Michael. (Washington. DC)



Hi AMAR Group, I would like your assistance with the best ways to weather proof my property. I am seeing water in my basement, and my backyard floods after a heavy rain soon, my whole basement is going to flood! PLEASE HELP!!

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Hi Shawna, this is a great question! Thank you for asking! That sounds scary! The first thing I'd do is purchase separate flood insurance for your home TODAY! Regular home insurance doesn't typically cover flood damage on your property or in your home.

Next I would try the following:

- Apply waterproof coatings or sealants to your home's foundation to prevent water intrusion.
- Invest in flood barriers or sandbags to create a temporary barrier against floodwaters.



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If you really want to protect your house to avoid bigger costs later down the line you should try:

- Create a slope away from your home's foundation to direct water away.
- Using a licensed electrician, raise electrical outlets, switches, and wiring at least a foot above the expected flood level. This reduces the risk of electrical damage during a flood.

Michael. (Washington. DC)

Thank you so much AMAR Group !! This was so helpful. Sounds like I have some work to do... I'll call the insurance now!!



DOB Launches Certifi For Online Management Of Certificates Of Occupancy

Last week, DOB proudly introduced a new digital platform for the processing and tracking of online applications, **Certifi**. Debuting October 23, 2023, the new platform delivers a valuable improvement in our processes, enhancing our service delivery and improving the customer experience by centralizing and demystifying the process of obtaining Certificates of Occupancy (C of Os). Using their Access DC login, users can see the status of their application at a moment's notice and will be prompted by system-generated notifications to upload documentation or submit payment.

New C of O applications are now only processed in Certifi. In-progress applications that were active prior to the introduction of Certifi must be completed and C of Os issued no later than December 4, 2023. Otherwise, customers will be required to submit a new application using Certifi.

Certifi

DOB's new online platform allows for the centralized submission, tracking, and issuance of C of O applications.

- Our new platform allows users to see at a glance how different DOB reviews require certain documents, clarifies and simplifies the application process by allowing users to move through a step-by-step path based on their project's needs, and increases transparency and efficiency of the review process for applicants and DOB reviewers.
- In the District of Columbia, we want to encourage responsible growth and development, but we also want to ensure that construction happens safely. This platform allows us to continue prioritizing safety while enhancing the customer experience. Certifi is a clear program that allows customers to hold DOB accountable and enables us to boost our processing capacity.



The new system offers a completely digitized application process, increased collaboration between internal teams and customers, and ultimately faster issuance times due to built-in system notifications and triggers to help drive the process to completion.

How To Access Certifi

Navigate to [Certifi](#) and use your single sign-on, [Access DC](#), to log in efficiently and securely. Customers may learn more about **Certifi** and access it on our website at dob.dc.gov/certifi.

1. Once you have logged in, you will be brought to a central dashboard, where you can view in-progress applications, check payment, and begin new applications. When you proceed through a new application, you will receive prompts to upload necessary documentation as you advance.
2. Once you submit an application, keep an eye on your email inbox for further instructions, review updates, and payment details.

Obtaining C of Os has become so much easier using Certifi. DOB is working hard to make the platform even stronger and will add further functionality and enhancements in the future as we continue to engage stakeholders on ways, we can make our platform work even more seamlessly.

Veteran's Day Update!



NO THIRD-PARTY INSPECTIONS

ON FRIDAY NOVEMBER 10TH , 2023

VETERANS DAY NOVEMBER 11

HONORING
ALL WHO SERVED

Mediation: A Preferred Alternative to Litigation for Resolving Disputes



Litigation vs. Arbitration vs. Mediation

Litigating a dispute can be an arduous, time-consuming, and expensive endeavor. It's an option that should only be considered as a last resort for resolving conflicts. Mediation, on the other hand, offers an effective and more cost-efficient means of resolving disputes. Before delving into the mediation process, it's crucial to clarify what mediation is not. Let's be clear: mediation is not arbitration. Although some people use these terms interchangeably, they represent two distinct forms of alternative dispute resolution.

Arbitration involves the resolution of a dispute by a third party whose determination is final and binding on the involved parties. In contrast, the mediation process empowers the parties to make decisions. While a neutral third party is present, their role is not to impose decisions but to facilitate the parties' negotiation towards a mutually agreeable resolution. The parties dictate the rules, and the mediator serves as a guide to assist them in reaching an amicable resolution. With these distinctions clarified, we can now explore the mediation process for use in your own business practice.

Keep in mind, mediation is:

Voluntary: Mediation is a voluntary process in which the parties willingly participate.

Have a neutral mediator: Parties mutually select a neutral mediator to facilitate the resolution process.

Have customized rules: Parties collaboratively design the rules and procedures that govern the mediation process. In essence, mediation is an assisted negotiation process.

Stages of the Mediation Process:

The mediation process typically consists of five stages:

1. Preparation Stage: Parties should prepare by defining their objectives, gathering relevant facts, identifying decision-makers, and involving key team members. Establishing the parameters of a settlement and assessing its impact on the organization are also crucial.

2. Initial Joint Session: During this session, the mediator outlines the mediation process, explains procedures, and emphasizes the need for good faith negotiations. Building trust between the mediator and the parties is a priority.

3. Caucus Sessions: Parties may have separate and private caucus sessions with the mediator. These sessions provide an opportunity for open discussions, issue clarification, proposal exchanges, and brainstorming of alternatives. The mediator may suggest caucus sessions to facilitate progress.

4. Subsequent Joint and Caucus Sessions: Multiple joint and caucus sessions may occur, with the mediator shuttling back and forth between parties to convey proposals and facilitate negotiations.

5. Closing and Formalizing the Settlement: Once a resolution is reached, this stage involves finalizing the agreement. All terms should be agreed upon, and the mediator typically reiterates the agreement's terms as presented by the parties. Usually, one of the parties is designated to draft the settlement agreement.



Conclusion

The mediation process offers an efficient and cost-effective means of resolving disputes, allowing parties to save both time and financial resources. It enables them to reach a mutually satisfactory resolution, freeing them to focus on their respective endeavors.