PROPOSED CONSTRUCTION MANAGEMENT PLAN

Anacostia Gateway Government Center

The Office of Property Management of the District of Columbia (the "Applicant") proposes the following Construction Management Plan, including the creation of a Community Advisory Committee, to minimize impacts from construction on the adjacent communities. The purpose of the Community Advisory Committee will be to oversee, coordinate and dispose of community concerns/issues during the construction of the Anacostia Gateway Government Center. A developer for the project has not yet been selected. However, the company selected will be required to abide by the terms of this plan and herein shall be referred to as the "Developer." Elements of this construction plan will include the following:

1. Pre-Construction

A. Communication: The sitting ANC 8A Commissioners shall establish jointly with the Applicant a Community Advisory Committee with broad representation from the affected area. The Applicant will designate a representative to be the key contact for interaction with members of the Community Advisory Committee regarding construction. The representative will have a local office, phone, fax and voice mail and be accessible during all business hours. In turn, the Community Advisory Committee will designate a contact person ("Contact Person"), whose identity the Community Advisory

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Committee shall report to the Developer, to represent the Community Advisory Committee.

B. Survey of Adjacent Structures: The Applicant will conduct a survey of the properties and structures in the surrounding area that have the highest likelihood of impact by the construction of the Anacostia Gateway Government Center (the "Surveyed Properties"). The survey will establish the existing condition of the Surveyed Properties in the area; periodic examinations of these Surveyed Properties will be completed to identify any damage resulting from the construction. The scope of the survey area will be determined after the completion of geological tests to determine the area with a risk of impact.

C. Other Surveys and Testing: In addition, prior to the start of construction, the Developer will perform other survey work, exploration and testing programs, as necessary. These may include: (i) geotechnical investigation to determine the structural strength of the existing soils, (ii) utility investigations to determine the location of water, sewer, electricity and gas systems, and (iii) water pressure investigations to determine the water pressures provided by the local utility, and (iv) studies to determine the necessity of blasting. The Developer will provide the Community Advisory Committee copies of all surveys and reports that are prepared, to be held in confidence by the Community Advisory Committee.

2. Construction

A. Start Date: It is anticipated that construction activities will start at the Site during the fall of 2006. The following is a discussion of construction-related issues and shall be binding on the Developer, its subcontractors and any successors and/or assigns of the Developer.

B. Permits: The Developer will secure all permits that are required to complete the project. The Developer will provide the Community Advisory Committee and the Contact Person with notification of permits that require partial or total closures of streets or sidewalks, except in emergency situations.

C. Site Management: The Developer will erect and maintain temporary fencing and barricades around the perimeter of the site. Construction trailers and portable toilets will be located toward the north side of the site away from Martin Luther King, Jr. Avenue, Good Hope Road, and 13th Street, to the extent possible. A minimum amount of light will be provided at night. These lights will be sufficient to provide necessary security and to comply with the federal and local safety standards. To the extent possible, the rays from these temporary lights will be directed away from the residences in the adjacent neighborhoods.

D. Cleanliness: The Developer will provide for the continuous removal of rubbish and construction debris during the normal construction workday and during any other periods of work. Removal and replacement of dumpsters will occur only between the hours of 7:00 a.m. and 7:00 p.m. Monday through

Friday and 7:00 a.m. and 7:00 p.m. Saturday, if a workday. Portable toilets will be placed away from the streets. Trucks carrying excavation material and debris from the Site will be covered with tarps. The Applicant will require that Martin Luther King, Jr. Avenue, Good Hope Road, and 13th Street are kept clean of any trash and debris resulting from the construction or employees of the contractors.

E. Monitoring: The Developer will contract for construction monitoring services during the course of sheeting/shoring, dewatering, excavation, installation of building foundations and below-grade walls. Additionally, the Developer will monitor vibrations during its operations and implement a program to assure that potentially damaging impacts do not extend to the adjacent residential properties.

F. Work Hours: The normal construction work-week will be Monday through Friday, 7:00 a.m. to 7:00 p.m., with certain exceptions, and if required by the schedule, Saturday 7:00 a.m. to 7:00 p.m., with certain exceptions. All trucks for normal delivery of equipment, construction or other use will operate on the construction site only during the foregoing hours and days of the week, with certain exceptions. During certain phases of the construction, overtime hours after 7:00 p.m., but not later than 11:00 p.m. or before 7:00 a.m., except for emergency situations, will be necessary.

G. Contractors: The Developer will enforce contractor compliance with all rules and regulations described herein; such conditions will be included in any

general and sub-contractor contracts. The general contractor for the project will have full responsibility for all subcontractors employed by them to work on the project. They will ensure that the subcontractors follow the terms of their agreements with the Developer and comply with the policies set forth in the Construction Management Plan. The Developer will not permit or tolerate off-site picnicking by workers employed by either the general contractor or subcontractors (the "Workers") on residential streets. Those Workers who bring their meals and snacks to the site will be required to eat inside the fenced Site. Workers shall not drink alcoholic beverages either openly or from paper bags in the foregoing residential areas before, during or after work hours.

H. Traffic, Parking, and Loading: The Developer will prepare proposed and alternative routes for trucks accessing the construction during the course of construction, particularly during excavation. The final routing of the trucks is subject to the approval of the Department of Transportation. It is expected that most truck queuing will occur on the project site. When queuing of the trucks on the street is required, it will be kept to a minimum time possible. Flagmen will be employed by the responsible subcontractors to ensure the safety of cars and pedestrians as trucks enter and leave the Site. The contractor shall make provisions to park on-site to the extent possible and forbid Workers parking in the neighborhood.

3. Post Construction

A. Post Construction Survey: No later than thirteen months after construction is completed, (evidenced by the issuance of a Certificate of Occupancy for the Site) upon written request of the owner of any of the Surveyed Properties, the Developer shall order, carry out and pay for a post-construction survey to be completed. The post-construction survey will determine if any damage due to the project has occurred to any of the Surveyed Properties. The Developer will seek to use the same surveyor as employed for the pre-construction survey (discussed above).

B. Damage to Surveyed Properties: The Developer agrees that, in the event that any of the Surveyed Properties sustains damage due to excavation, construction or any other activities related to this project, repairs will be arranged by the owners said properties and paid for by the Developer, pursuant to procedures outlined in herein. The Construction Management Plan sets forth post-construction procedures that apply to the Developer and the Surveyed Properties only, and not homeowners of other neighboring houses or buildings.

4. Condition of PUD Approval

A. The Construction Management Plan shall be submitted as part of the PUD and Zoning Map Amendment application to the Zoning Commission and shall

be incorporated in and become a condition of any Zoning Commission approval of the applications of the Developer.

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