

2950 TILDEN STREET – Z.C. CASE NO. 05-26

CONSTRUCTION MANAGEMENT PLAN

• **Communication**

- **Tilden 800 Representative** - Tilden 800 shall designate a representative ("Representative") to be the key contact for interaction with the Community and members of the community who may change from time to time at Tilden 800's discretion. The Representative will have a local office and be accessible during all business hours. At any time construction activity is occurring on the Subject Site, the Representative or his/her designee shall be available on-site or by telephone to receive complaints or we should specify other communications from the Community or members of the community. The name and the office telephone number of the Representative or his/her appointed designee shall be conspicuously posted on the Subject Site and shall be readily available to members of the community. In addition, a name and telephone number of a person designated by Tilden 800 to contact in case of emergency during hours in which no construction activity is occurring shall be readily available to members of the community.
- **Tilden 800 Representative Duties.** The Representative and his/her designee will be able to answer questions and receive comments about the site activities, address any concerns members of the community might have throughout the construction process, and have authority to remedy promptly violations of this Construction Agreement and enforce its provisions.
- **Community Contact Person.** The Community will designate a single contact person ("Contact Person"), who may change from time to time. The initial Contact Person will be determined prior to the start of construction activity on the Subject Site. The Contact Person will receive and disseminate information from Tilden 800 to the residents of the Residence. Tilden 800 shall provide to the Contact Person, and keep updated, the names of and pertinent information about the Representative and emergency contact, including their home and cell phone numbers and beeper numbers, as appropriate.
- **Meetings.** If requested by three or more households, the Representative shall hold monthly meetings with the Contact Person and residents, for the duration of the project. Such meetings, if so requested, shall commence no later than one week after the construction work begins. Tilden 800 shall have one initial informational meeting for the residents of the Residence in the lobby of the Residence prior to the commencement of construction.

• **Construction.**

- **Personnel and Vendors.** Tilden 800 shall notify in writing all their personnel and vendors, including supply and service vendors, of their obligations to comply with all applicable District of Columbia Municipal Regulations applicable to hours of work, noise, dirt, trash, and public health and safety.

- **Permits.** Tilden 800 will secure all permits that are required to complete the Project.
- **Site Management.**
 - Tilden 800 will erect and maintain construction fencing and barricades in order to screen and secure the site during the construction process. Tilden 800 and its contractors will work with the Department of Consumer and Regulatory Affairs to maintain temporary storm water management systems throughout the Project's construction until such time as the permanent facilities are constructed, approved and functioning.
 - A minimum amount of lighting, directed away from residential properties, will be provided at the Subject Site at night.
 - Construction storage and trailers shall be limited to the Subject Site. There shall be no staging or parking in any manner on the median of, or on Tilden Street.
- **Cleanliness.** During the construction period, during the normal construction workday and during periods of weekend construction work, Tilden 800 will remove rubbish and construction debris on the Subject Site and adjacent areas including but not limited to the sidewalk on the south side of Tilden to the intersection with Connecticut. Tilden 800 will monitor and police such areas daily to ensure cleanliness. Tilden 800 will also undertake a program of pest control to endeavor that no increase in pest activity occurs during the construction period. Dust and debris will be removed from Tilden Street on an as needed basis.
- **Pest Control.** Tilden 800 will institute a pest control program to include an initial assessment by an independent firm. Such independent firm shall provide periodic treatment for pests on the Subject Site. The pest control firm should be available to address site-related concerns. If any report is generated by the pest control firm, the Representative shall provide such report to the Contact Person within seven (7) business days of receiving such report.
- **Work Hours.**

- The normal construction work week will be Monday through Friday from 7:00 a.m. until 7:00 p.m., and Saturday from 9:00 a.m. until 4:00 p.m. Construction will not occur on the site on Sundays except as described below. If foul weather or other construction complications occur in the previous week, hours for construction work shall be extended to 7:00 a.m. until 7:00 p.m. on Saturdays. Work is restricted to the interior of the project on Sundays, as long as such work creates a low noise impact, and such work shall be allowable from 9:00 a.m. until 4:00 p.m. All trucks for delivery of all materials, construction or otherwise, will arrive, depart and operate on the Subject Site only during the foregoing hours. If other hours are required for special construction projects at the Subject Site, such as night setting of pre-cast and Subject Site utility work, Tilden 800 will give Contact Person special notification of such work, at least two (2) weeks before such work would occur. Tilden 800 will make every effort to avoid night construction projects.
- Tilden 800 will make commercially reasonable efforts to limit work that is likely to disturb the residents of the adjacent neighborhoods to weekdays, except where limitations on work during the week or special portions of the construction require work on Saturdays.
- Tilden 800 will not permit any activity on the Subject Site that requires the movement of heavy vehicle traffic or other significant traffic, to or from, the Subject Site or which generates sound levels in excess of sixty decibels (60 db) or otherwise is likely to significantly disturb the residents of the adjacent neighborhoods prior to 7:00 a.m. or after 7:00 p.m. on weekdays, prior to 9:00 a.m. or after 4:00 p.m. on Saturdays, and at any time on Sundays .
- **Contractors and Subcontractors.** Tilden 800 will notify in writing all contractors and subcontractors of their obligations to follow the terms of, and comply with, the policies set forth in this Construction Agreement. Tilden 800 will also require that all contractors and subcontractors use only licensed vehicles and drivers and that they comply with all DC traffic laws and regulations. Tilden 800's contractors and subcontractors may park on the Subject Site but shall not park in the neighborhood surrounding the Subject Site.
- **Traffic, Loading, and Parking.**
 - Tilden 800 agrees to follow the appropriate and District-approved Traffic Control Plan and signage related to such Traffic Control Plan.
 - All entrances and exits for construction-related vehicles and trucks shall be on Tilden Street. There shall be truck wash racks located at all points of exit from the Subject Site for use by trucks related to the subject construction until permanent paving is installed.

- All construction workers involved in the Project will be notified in writing that they are required to park on the Subject Site and are to park on neighborhood streets at no time.