

FINAL CONSTRUCTION MANAGEMENT PLAN

October 22, 2007

The Applicant proposes the following Construction Management Plan to minimize any impacts from construction on the adjacent communities.

- **Traffic and Construction Control Plan:** All ingress and egress for the site will be from the Construction Entrance on 2nd Street, just south of the H Street Overpass. The truck staging and idling will be confined within the project site limitations. At no time will trucks be permitted to queue or idle along 2nd Street, between H and F Streets. At the Construction Entrance, a flagman will be positioned to direct the flow of construction traffic and to maintain the public's safety.
- **Construction Truck Route:** Construction traffic traveling from Maryland and Virginia will utilize North Capitol Street and Route 395 to New York Avenue (Route 50). From Route 50, the flow of traffic will turn onto 4th Street, N.E. and then to Florida Avenue, N.E. From Florida Avenue, the traffic will then turn onto 3rd Street, N.E. to M Street, then right onto M Street and make the next turn at the intersection of M and 2nd Streets, adjacent to Washington, D.C., U Line Arena, to 2nd Street. Construction traffic will approach the site on 2nd Street, traveling south from the intersection of 2nd and M Streets. Traffic leaving the site will go north on 2nd Street to M Street, turn right to 3rd Street to Florida Avenue, eliminating any traffic between G Street south to F Street. The final routing of the trucks is subject to the approval and the Department of Public Works.
- **Construction Parking:** Parking for trade foremen will be on site or at Station Place. All other construction workers will park at the recently completed Station Place project, or will utilize mass transit. A listing of the parking lots which have available spaces at this time will be provided to the subcontractors and/or construction workers. No parking by construction personnel will be permitted on the adjacent residential streets or in the north-south alley adjacent to the site.

Information regarding this prohibition will be given to each subcontractor and/or construction worker and will be made part of each subcontract.

- **Community Advisory Committee:** The Applicant will establish a Community Advisory Committee (the “Committee”) to oversee and coordinate community concerns and issues during the construction of Capitol Place. The Applicant proposes that that Committee consists of, at a minimum, representatives of the following: ANC 6C; residents of Square 752; the general contractor, and the Applicant. The Committee shall meet monthly. Any member of the Committee may convene a meeting at any time to respond to any immediate concerns. Notice for the meetings will be posted as determined by the Committee.
- **Communication:** The Applicant shall designate a representative to be the key contact for interaction with members of the community regarding construction. The representative will have a local office, fax and voice mail and be accessible during all business hours. In addition, the Applicant will provide a point of contact that can be reached 24 hours a day for construction concerns.
- **Site Management:** Prior to the commencement of construction activities, the Applicant shall continue to conduct routine maintenance of the existing structures on the property owned by the Applicant in the same manner as has been conducted in the past twelve months. At the time construction commences, the Applicant will require the erection and maintenance of an 8-foot high painted plywood fence which will be placed along G and 2nd Streets to screen construction activities. Construction trailers and portable toilets will be located along 2nd Street and not near the existing residences. 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, these temporary lights will be directed away from the residences on Square 752.
- **Cleanliness:** The Applicant will require 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. The Applicant will require that 2nd and G Streets, and 3rd and H Streets are kept clean of any trash and debris resulting from the construction or employees of the contractors.

The Applicant will once per year, during the construction period, make available a trash dumpster to the 3rd Street and G Street neighbors for their personal trash removal, excluding environmental disposals.

- **Work Hours:** The normal construction work-week will be Monday through Friday, 7:00 a.m. to 7:00 p.m. Saturdays will be used as necessary for scheduling purposes. Sunday work will be utilized only for specific limited work to meet the project schedule.
- **Contractors:** The Applicant will enforce contractor compliance with all rules and regulations described herein: such conditions will be included in any general and sub-contractor contracts.
- **Pre-Construction Survey of Adjacent Structures:** The Applicant will select and hire an independent testing and inspection firm to conduct a thorough pre-construction survey of residential properties in Square 752 in order to document pre-construction condition of homes. A copy of this report will be provided to the owner of the home. The Applicant will also hire a qualified structural engineer, selected with mutual agreement of the Square 752 residents and the Applicant, to review and document the overall existing foundation condition of the Square 752 homes and to prepare a report that will help inform the independent testing and inspection firm preparing the monitoring conditions for the homes. The Applicant will hire this mutually agreed upon structural engineer at such time as the Applicant applies for the excavation, sheeting and shoring permit. The Applicant agrees that the mutually agreed-upon structural engineer can serve as an arbiter of initial findings as to whether any damage to the home was caused by the construction activities at Capitol Place. In addition, the Applicant shall have the appropriate landscape documents reviewed by the Urban Forestry Administration.

- **Monitoring Activities:** The Applicant will monitor construction dewatering during excavation of the below-grade levels and the installation of building foundations and below-grade walls. In addition, the Applicant will monitor vibrations during installation of the excavation support system to confirm that potentially damaging vibrations do not extend into the adjacent residential development. Seismographs will be placed on the east and west sides of 3rd Street, N.E., and along the north side of G Street between 3rd and 2nd Streets, and an additional set will be placed at the 200 foot limit. Seismographs will also monitor vibrations at the H Street Overpass piers.
- **Environmental Monitoring:** In addition to complying with all required environmental rules and regulations, the Applicant's environmental consultants will provide on-site screen of excavated soils during excavation activities. Furthermore, the Applicant's environmental consultants will monitor air conditions in the work area and vicinity during excavation activities.
- **Foundation Piles:** All piles will be pre-bored (augured). Piles will not be hammered or vibrated at anytime during the construction process.
- **Alley Construction Logistics:** Access from the north-south alley to the existing residences in Square 752 will be maintained open during construction, except during utility work, alley paving and other minor exceptions during necessary work. In the event that the north-south alley is temporarily closed during the construction of Capitol Place, those residents who cannot access their parking spaces from the alley will be offered a parking space in either the Station Place parking garage or Union Station parking garage at no charge. The Applicant intends to locate the construction fence and related barriers on-site within the property line. The Applicant will attempt to locate the construction fence and related barriers back a distance from the property line to provide approximately 14 feet clear for access to the garages along the existing 10-foot public alley for the residents of Square 752. Furthermore, the north-south alley will not be used for construction staging, except as required for construction of the retaining wall. During construction of the project, the existing north-south alley will be widened;

a storm sewer will be installed to serve existing residences. The new alley will then be repaved to DDOT standards.

- **Subsurface/Excavation:** All excavation will take place west of the widened alley between G and H Streets. There will be no requirement to underpin any of the existing row houses.
- **Crane Swing:** The Applicant intends to erect two or three cranes on site for the construction of the project. These cranes are initially set to be located at the corner of 2nd & G Streets, mid-block along H Street, and possibly mid-block along 2nd Street. The number and location of cranes is planned to minimize the length of the crane extension and over swing on the block. Based on this initial plan, the only houses anticipated have an “over swing” will be at the northern end of the block (first two townhouses along 3rd Street) and the two townhouses east of the north-south alley along G Street (the first of which is owned by the Applicant). At no time will building materials swing over these houses. Construction materials will be loaded off of 2nd Street.

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